

Pelican Isle Owners Association  
Board of Directors Meeting  
February 15, 2014 at 10:10 a.m.

President Larry Ganaway called the meeting to order and read Roll Call with Dana Tate, Director, Juan Perez, Director, Glenn Aycock, Director, Larry Ganaway, President, and Deborah Lile, Secretary and Treasurer responding. Vice President Linda Abel was absent. A quorum was present.

Debbie read the minutes of the meeting on January 11, 2014. Dana moved and Glenn seconded to accept the minutes as read, and it passed unanimously.

Debbie gave the treasurer's report as \$18407.27 in the checking account and \$377.51 in the savings account. She stated she received the 5% Rental Commission check for \$1971.20. Glenn moved and Dana seconded to accept the treasurer's report, and it passed unanimously.

Old Business.

Thermostat. Dana stated that she has not gotten any information. Discussion concerning use of the furnace followed.

An owner asked what we were spending on legal fees. Dana said we have no attorney fees. Larry stated he personally paid \$100.00 for consultation. Dana stated they have not contracted with any law firm. An owner asked about the thermostat requirements per the mediation. Dana stated it's not supposed to go lower than a specific degree, but the higher setting was not addressed.

Procedure Process. Dana stated the auditor stated we need written policies and procedures in order to have an audit. She stated she would facilitate a workshop that afternoon which all could attend.

Budget. Dana stated another audit issue was not having an approved budget.

Insurance. Larry stated Glenn got a bid for a policy with an umbrella for about \$4500.00 and without an umbrella for \$3800.00. This does not include the pavilion. Dana moved that they implement a property damage and liability insurance coverage not to exceed \$5400.00 for 2014. An owner suggested she make it higher to assure coverage of the playground and everything else. Dana amended her motion to execute the property and general liability insurance policy for the clubhouse, pavilion, playground, boat ramp and all the properties not to exceed \$6000.00, Juan seconded, and it passed unanimously. Debbie stated she received a bill for the Directors and Officers insurance for 1731.02 effective April 2nd, but Glenn wants to check on other bids.

Larry asked if he should talk to Leon about negotiating additional time on the dumpster and pier light agreement. Dana stated Crandall would let us use the electricity at the boat ramp for three years free of charge. No one was certain what the starting date was.

Discussion concerning changes in the covenants and by-laws including the election followed.

Budget. Dana recommended reviewing past expenditures and adding at least 10% for the next budget.

Bills. Debbie stated she received some bills which need to be paid: waste \$329.37, Century Link \$110.53, bathroom supplies \$98.43, and water \$64.88. Dana moved to pay the bills listed for waste, Century Link, supplies, and water, Juan seconded, and it passed unanimously.

An owner asked how often the clubhouse is being cleaned in the winter time. Debbie stated she's (referring to Debbie Jumper) getting paid \$85.00 per week to clean.

Owner's Concerns. An owner was concerned that the president should speak to all property owners without requiring a certified letter. Dana stated concerns should be forwarded to the directors so they are aware of them.

At 11:12 a.m. Juan moved to adjourn the meeting, Dana seconded, and it passed unanimously.

Executive Session. A previous owner's request to accept a final payment on their account was presented by Debbie. Dana moved to delete late fees and accept the \$30.00 payment for one month for two lots, Glenn seconded, and it passed unanimously.

Deborah Lile  
Secretary