

Pelican Isle Owners Association

Board of Directors Meeting

January 11, 2014 at 10:10 a.m.

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

The minutes of the Board Meeting on November 9, 2013 were read by Debbie. Dana moved and Glenn seconded to approve the minutes as read, and it passed unanimously.

Debbie gave the treasurer's report of \$13626.22 in the checking account and \$377.49 in the savings account.

Officers Reports.

Dana stated that they met in executive session, and reviewed the rental income statements received quarterly. Larry stated he checked with Phil Seeley with Zoning and Planning about the building put on the rental area. It was approved because it was built per code.

Audit. Dana stated that Tonja came January 2nd, but could not complete the audit for 2012. She charged us \$500.00 for her time. Dana read Tonja's letter explaining our deficits which made the audit impossible, including failure to provide documented policies and procedures, failure to have an approved budget, and failure to have internal controls. Dana stated that Tonja also said that the Directors usually serve as the officers, but after reviewing our By-Laws she acknowledged that we were following them. Dana stated she contacted Robert Blind an attorney who assists community associations with this kind of work. Dana moved that they immediately start working on the policies and procedures, Glenn seconded, and it passed unanimously. Dana moved that Tonja Barnebee be hired to prepare our 2013 tax forms for a fee not to exceed \$600.00, Glenn seconded, and it passed unanimously. Larry suggested that we do an internal audit, but when he asked for volunteers, no one responded. Dana recommended having workdays for specific topics and requesting participation from the owners.

New Business.

Thermostat settings. Dana stated there are problems with people adjusting the thermostats, and the board is looking at options such as a remote location of the thermostats in the POA office. An owner asked about having security cameras. Dana stated they would have to discuss the legal issues with a lawyer first

Owners topics

An owner stated that drainage is a problem. One lot lost three feet of dirt under the patio after rainwater flowed across the road onto the lot.

An owner asked if the lots can be rented. Debbie stated that the covenants refer to tenants and allow "For Rent" signs to be posted. Dana stated there's nothing they can do about this.

At 11:08 a.m. Dana moved and Glenn seconded to adjourn the meeting, and it passed unanimously.

Deborah Lile

Secretary