

Pelican Isle Owners Association  
Board of Directors Meeting  
November 9, 2013

Dana Tate, Director, opened the meeting at Vice President Linda Abel's request. Roll call was done with Dana Tate, Director, Juan Perez, Director, Linda Abel, Vice President, and Deborah Lile, Secretary/Treasurer present. Larry Ganaway, President, was unable to attend due to a knee replacement.

The minutes of the August 10<sup>th</sup> meeting were read. Dana moved and Juan seconded to approve the minutes as read, and it passed unanimously.

The minutes of the September 14<sup>th</sup> meeting were read. Dana stated there were two corrections: On the second page, Debbie read that Dana said she didn't have to pay dues but that should read "Dora." Debbie found the statement and stated it says "Dora" but she said "Dana." "Dora" needed to be replaced with "Dana" in the statement "Dora said the board meeting needed to be called." Dana moved to accept the minutes with the corrections. Teresa Hadd, an owner, objected to the part that Dora left on her own because she was bullied. Dana stated she resigned, and she left. Teresa stated she didn't resign, "You all told her to leave, and she left." Dana stated that this is almost exactly from the recording, and this is exactly what she said. Teresa stated it was twisted around. Dana denied this. Buddy Satterfield asked if they decided if you needed to be a property owner to be a board member. Dana stated that it didn't matter because she resigned. Buddy stated she resigned after she was forced to do so. Dana asked Teresa what she wanted to change, and she responded with, "A lot of it needs to be changed." Dana stated she needed to tell what exactly what she wanted to edit. Teresa stated she needs to listen to the tape again and will bring a copy of it. Debbie stated she had a CD of it. Buddy stated the transcript should be taken from the CD. Dana stated that that is "pretty much what this is." Discussion continued. Dana moved to accept the minutes as read, Juan seconded, and it passed unanimously.

The minutes of the September 10<sup>th</sup> meeting of the three directors and the president were read. Dana moved and Juan seconded to accept the minutes as read. It passed unanimously.

Dana stated they needed to appoint the vacant director position, and she nominated Glenn Aycock, Juan seconded. It passed unanimously, and Glenn accepted the appointment.

Debbie gave the treasurer's report of \$14,193.57 in the checking account with more dues and the rental trash check to deposit. The savings account has \$377.46. Dana asked if the playground monies was part of the checking account balance. Debbie responded that it is, but Janie removed the individual accounts so we can't see the totals. She stated all of the miscellaneous items are identified. Buddy Satterfield asked if the books showed the income made from the fundraising for the Nix's. Debbie stated that no one gave her information on the fundraising. Dana stated she was told the money turned in was for the playground. Buddy asked about other accounts, and Debbie explained that Janie removed those

individual accounts. Dana moved to present a detailed financial report at the next meeting. Glenn seconded her proposal, and it passed unanimously.

#### **Unfinished Business.**

Dana stated the expenses are put on the website. Debbie stated she requested Lynn Couture to update the website.

**Bills.** Dana asked if there were any outstanding payments that are due. Debbie stated we have the taxes. She stated she called the County Clerk concerning Block 2 Lot 64 that the Jumpers bought and was told that as long the lot is being paid for, the POA would received the tax bill. She stated she will bill the Jumpers for reimbursement. Debbie stated she has the electric bill for \$350.00, the mowing bill with five forced mows for \$317.50, and the water bill for \$114.45.

**Quick Books work.** Dana stated that Janie Goodman was paid. She charged \$2200.00 for 40 hours of work. She agreed to half that amount plus \$62.50 for helping Debbie with corrections. Debbie stated she has started emailing the bills to the board members. Dana stated that they want to know about extraordinary charges that aren't part of the normal maintenance. Dana moved and Juan seconded to pay the bills, and it passed unanimously.

**Audit.** Dana stated that our CPA Tonja Barnabee made a proposal to the previous board for \$3500 to do 2012. Tonja said she could do 2012 immediately or wait and do 2013. Dana moved to hire an auditor not to exceed \$4000.00, Glenn seconded, and it passed unanimously.

**Playground.** Dana stated that all she's seen is the diagram on the website, and asked if there was a prioritization list. Glenn stated Larry asked him to look into insurance, but he hasn't had an opportunity to do it. Dana asked him to report on this at the next meeting. Discussion followed. Dana stated that the playground will be deferred till the next meeting so there can be additional discussions on it.

#### **New Business.**

Dana stated they wanted to determine a plan to review our Declarations and By-Laws to make them clearer to understand. Rick Gullett stated the By-Laws Committee fell apart. Dana requested that Rick chair the committee again, and he agreed. Dana stated that our By-Laws and Covenants are behind the current Texas laws. Juan stated they are looking for lawyers to consult for an opinion. They had one but they felt his charges were excessive. Dana stated there is an organization called Community Association Institute that has a chapter in Dallas, and the website is cai.org. She stated there is dfwcai.org chapter which is having a meeting in Dallas concerning legal issues. She recommended joining this chapter because of the access to lawyers. She stated she will investigate this and bring the information back. Discussion followed.

**Election Process.** Dana stated that we probably have never done our elections properly, and this would involve our Covenants and By-Laws. Consulting a lawyer would be needed to comply with the Texas Property Code. Discussion followed.

**Quick Books.** Debbie stated that she has received frequent requests to update Quick Books including the 2014 version to which she answered "Yes," but never used it. Janie Goodman was concerned when she saw this when she was here. Debbie stated she called Quick Books and was told we had a one year subscription. Debbie stated the receipt didn't show that. The representative stated it could be changed for \$250.00 for one that can be used for years but you only get one year of tech support and no online backup. Debbie stated the renewal is due in February or March.

**Pool.** Debbie stated that this year we paid Mike Hammonds in April or May for the winter care of the pool and wanted to know what they wanted to do this winter. Discussion with Betty Cheek followed. Dana moved and Juan seconded to pay Mike Hammonds \$350.00 for his services through April 30. Discussion followed. Dana withdrew her motion, then moved to pay Mike Hammonds at the end of April, April 30<sup>th</sup> \$350.00 for his maintenance of the swimming pool during the winter months. Juan seconded, and it passed unanimously.

**Construction.** Debbie stated that people who are not deed holders submit plans for construction, and wanted to know how to handle this. Discussion followed. Juan stated proof of ownership or purchase has to be shown to Tarrant Regional Water District. No decision was made.

#### **Owner's Concerns.**

An owner stated we need to come up with a better plan to handle things without causing tears in people. She stated there needs to be a healing in this community. Another owner recommended hiring a manager. The first owner asked if we could hire one person to take care of the mowing, cleaning, etc. Juan stated they would have to look at the cost to see if it's affordable. She then asked the Board's opinion of the rental's washers and dryers. Discussion followed.

An owner asked why "we" have to provide a refrigerator and freezer in the rental office, and pay for the electricity. Dana stated that the Clubhouse sales agreement stated they would pay 5% to offset expenses. The owner also stated she asked Debbie (Hunke) why the air conditioning was set at 66 degrees, and was told that she (Debbie) decided to use it. The owner stated this was after Dora resigned and moved. Dana stated that we cannot control what the rental owners put in their office.

An owner stated that his question concerning updating the By-Laws had been answered. He stated he felt that each owner should get one vote, not one vote per lot owned. Juan stated they will look into this.

An owner asked if we could keep one or two directors on the board next year. Dana stated that would require an amendment of the By-Laws which would require a 67% approval of the owners. She asked for suggestions of changes the owners would like to see.

At 12:20 p.m., Dana moved and Juan seconded to adjourn the meeting, and it passed unanimously.

Deborah Lile

Secretary