Monthly Board Meeting

Pelican Isle July 25th, 2015

Attending: Current Board Members: Thomas LaFrenz, Betty Cheek, Janet Flies, Theresa Hadd and Doris Cates. Heather Manning was not present.

The minutes for the June Board Meeting were read by Doris Cates.

The minutes from the June Meeting were approved by all current Board Members.

Financial Report was given by Doris Cates and the Chase Checking Account has a balance of $23,406.06 this balance includes the playground tagged money balance is $448.20

The Savings Account has a balance of $377.58.

Doris had called Air Services to get a quote to replace the AC Unit in the front of the Clubhouse above the men’s restroom and a quote for quarterly maintenance for the two units. The quote to install & warranty new 4 or 5 ton unit plus a new Air Handler and move the unit to a closet was $ 3,525.00.

The quote for the quarterly cleaning & filter change $600.00 yearly. The pan is rotted and the bottom is about ready to fall out and the coils are rusty on the front unit and it could collapse the ceiling in the men’s restroom. It is working hard with the hot weather and running the electric bill up. Michael from Air Services wants to relocate the unit to a closet in the corner this will make it more energy efficient.

Theresa Hadd said she knew someone that could come and look at the unit and give us another bid.

Janet Flies said that we should also have them look at our Thermostats and give us a price for programmable Thermostats so they could be adjusted when someone uses the Clubhouse and after a set time go back to their set temperature. The Board decided after the bids were collected to pick a contractor and have the unit replaced.

Doris called the Exterminator to come and spray the outside of the Clubhouse like he did last year. He is out of town on vacation but will call me when He returns to set a time to come and spray.

Doris passed along to everyone she read on the internet that Listerine Mouth Wash would keep the Mosquito’s away from you. Doris said she had tried it and it really works.

Doris was asked to print a report for the Board of all Checks written and all Deposits made to the checking account. Thomas said He looked at the Checking account but was not able to determine exactly what was deposited. Doris told the Board that some totals needed to be added together and they match exactly what was deposited into the Checking account. The report reflected the totals and they all matched the Bank Statement. Janet Flies had a question about a $25.00 and a $100.00 Deposit that was categorized as Clubhouse Rental Fee. Doris explained to the Board that the Deposit and returnable cleaning fee was for Reserving the Clubhouse for a gathering, and if they didn’t leave the Clubhouse a Cleaning Fee of $75.00 is retained.

Doris was asked if we have received a check from the Rentals for our 5% due to the POA. Doris told the Board she spoke with Dale and got all the Deposit Totals from March thru June. February was the last payment we received. Doris also spoke with the owner of the Rentals and He said He had a check on the way to us for the Money owed to the POA.

Doris also asked the owner about his portion of the Dumpster Fee’s. The owner said to send him an Invoice, and He would pay the $35.00 a month fee every quarter. An Invoice has already been mailed to them for the Dumpster Fee’s owed. A property owner asked if we received our payment based off the Gross Income or Net Income. Doris stated after the Law suit with the previous owner’s it was changed to Payment Due off the Net Income. So after expenses we receive 5% of the profit.

Doris was asked to print a report for the Board for Past Due POA Fee’s. The Board discussed our options for getting these people to pay their past due fees owed. Blk 1 Lots 13, 14, 15. This owes $3,335.00 which includes mowing fees. The Board decided to table this issue until some investigation could be done about what legally we can do. Some recent changes in Laws needed to be read or get advice from a Lawyer.

A special mention was made to Theresa and Jim Hadd who lost two close family members in a matter of a couple of days. Our thoughts and prayers go out to their Family. Betty Cheek also mentioned that her Family had also lost a Loved One. Our thoughts and prayers go out to Betty any Michael also.

A special Thanks to Theresa Hadd, Tony Jumper. Thank You! Eileen Dibble, Katrina Davis and her Daughter, for your help with the Parade. The Park was full for the weekend of Fourth of July and

a good time was had by all. The parade turned out great. The play ground looks Awesome. Thanks to everyone else that helped work on the playground, donated money and participated in the 50/50, it

was a real money maker for the playground fund. Thank You! Tony and Debbie and Jim and Thesesa Hadd for donating the Sand for the playground area.

The pool safety hand rail has been installed and looks great. Allot of people will benefit from this that maybe was unable to get into the pool before the bar was installed. Betty Cheek brought up that there were people in the pool with the Polaris Operating. Betty asked what could be done to prevent this.

Doris stated we are ordering a sign to put on the gate that says POOL CLOSED FOR MAINTENANCE.

And when the pool is being worked on the sign will be posted on the gate.

A new lock was put on the Secretary Office. It was reported to the Board that there were several keys floating around and with peoples personal information in the file cabinets the Board voted to change the lock. Three keys were made, one for the Secretary, one for the President and one for a Board Member in case they need in to conduct business. It was decided by the Board that Janet Flies would hold the key should anyone need it. Doris told the Board that the AC is not blowing out in the Secretary Office and it was very hot in there. Janis asked didn’t the AC man look at that when He was working on the AC. Doris told Janet that He didn’t have any way to get in the office when He was here. Doris will contact him and let Him know that there is a Key on the property and could He come back and look into the problem.

Thomas LaFrenz suggested to the Board that they have Doris move half of the money in the Checking Account into the Savings Account. Thomas stated that it would be safer in the Savings since there wasn’t as much activity in the Savings Account as the Checking Account. The Board voted to move $10,000.00 into the Savings Account. Doris was instructed to move the money at the Bank and make the proper entry’s into Quick Books to reflect the money being moved.

Thomas told the Board that Doris had ordered some signs for the park we want to have installed.

Doris stated the signs were: SLOW CHILDREN AT PLAY, WATCH FOR PEDESTRINS WALKING, BIKING, JOGGING, DOGS MUST BE ON A LEASH AT ALL TIMES AND CLEAN UP AFTER YOUR PET, and NO ATV’S OR UNLICEND VEHICKLES OF ANY KIND ALLOWED. A POOL CLOSED FOR MAINTENANCE SIGN WAS ALSO ORDERED. These signs will make the safer for our POA Members and their Families. A POA Member asked the Board what about cats? Betty Cheek stated she had cats with kittens under their carport and also another set in their Boat. That started a big debate on what to do about all the feral cats running around the park. A property owner suggested hiring a Professional Exterminator to come and do something about the cat problem. A POA Member suggested that a fine be put on people that were not controlling their animals. Doris suggested we asked each property owner to turn in their animals shot records to her and they could be recorded. Any lot owner that did not have the proper paper work on file the animal would not be allowed on the property. Our Covenants state you are not allowed to breed animals and these cats are breeding on the property. Any person that feeds a stray animal, by law that becomes their animal and is responsible for it. A property owner said if you find someone their just not going to pay it. Thanks for everyone’s input on this issue. The Board suggested people setting traps to catch the cats until a more permanent solution can be found. Janet asked the question is this isolated incident of someone’s pet accidently getting loose or is it an ongoing problem of too many animals and now they are a nuisance and a health issue. A property owner stated it was an ongoing problem of over population of cats and inbreeding. A stray Dog running loose in the park has also been a concern but

He has not been able to be caught yet.

Thomas brought up the force mowing issue and the lots that had junk and old boats that have not moved in several years. Thomas asked Doris to send the property owners a letter asking them to please clean their lots up. Doris said we need to send people force mow letters at least 10 days before we have Tony mow. In June we did nineteen force mows. Thanks to everyone for getting their lots mowed here recently. There are still a few but for the most part the Park is in good shape and everything looks nice.

Thomas stated the fence along the road has been taken down and the cable was retained for the fence we will install at the boat ramp area. The Surveyor will be called that surveyed it originally to come back and find the markers for us. A permit from TRWD will be needed and after we have the boundary lines and permit the fence will be installed.

Doris brought up to the Board that Hand Dryers in the Restrooms would be a good idea and a cost savings other than buying the paper towels. People have been using the paper Towels to dry off with and are using too many. They are also messy and make more work for Debbie Jumper to keep them supplied and cleaning them up. The Board approved to buy the Hand Dryers and Doris will start looking into buying them. A property owner asks could someone put a hand held shower wand in the Ladies rest room. The Board agreed and we will ask Tony if He could put them on for us. The Board also approved to replace the drain pipes under the sink before the rotted out.

The Board discussed in short again about BLK 1 LOT 13, 14, 15 and proceeding with Liens on the three lots. Janet was going to check into this. Doris suggested to ask Larry Gangway to help with questions we might have with this issue and the new Laws. Betty Cheek said she would ask her Attorney what procedures to take to put a Lean on Property. The Board decided to get the Attorney we have the retainer with to try to find the lot owner for these three lots.

Balance for the retainer for the Law Firm Henry Oddo Austin & Fletcher is $482.50.

Janet will also ask the Lawyer about late fees assessed on people that owe dues.

The Board discussed changing the current Quarterly Invoicing to a Quarterly Statement. The Invoicing was not carrying over property owner’s credit’s that had paid for the year. The Board voted to change to Statements as of the 4th Quarter of 2015 for more accurate book keeping.

Betty Cheek asked the Board if Michael could purchase another lock for the pool. The key to insert to change the code has been lost and that they can’t change the combination to the lock. Someone that has the combination to the lock is going in the pool. Two times someone has turned the water off He had running to refill the pool. The Board approved Michael to buy a new lock for the pool.

Doris brought up to the Board that the Dumpster Contract would be ending in a few Months and that Crandall needs to be called about a new Contract. The Board agreed to contact them before the Contract runs out and talked to them about this issue.

The Board discussed Blk 2 Lot 71 that the POA has for sale. It was decided that the lot owner next to it would be contacted to ask if they may want to buy the Lot. Thomas asked Doris to send him the name and phone # so He could contact them. We will post this on Craigslist or if anyone is interested please call someone on the Board to answer your questions. The purchase price is $8,000.00 unless it’s purchased by a property owner. Theresa was going to check to see how much an add in Dallas paper would cost.

Thomas brought to the Boards attention that one of the lights under the pavilion was not working. He asked the Board to approve removing the lights and put up motion lights. This would help our electric bill and stop some of the bug and spider web problems. The Board voted and approved replacing the lights.

The Storm shelter location was discussed and the issue about Blk 1 Lots 13, 14, 15 was mentioned that this could be a possible location. Given that when we place the Lien on these lots we are able to attain them. Janet mentioned that the three lots were not in the flood plain and it specifies this in the Grant to build the Shelter. Other things that the Grant specifies are that we must have at least 20 full time residents. A property owner asked if we would qualify for a Grant since we were an RV Resort.

Janet has looked into the Grant and is for an RV Resort. A property owner asked how many people would the Shelter hold; it should hold the 20 residents plus ½ as many more. Other words

30 people. There are allot of stipulations, it has to be in an area where there has been a Tornado.

You have to be in a County that has received emergency assistance because of a storm; you have to live in a County where there are people that applied for assistance. Janet said she spoke with someone from the County and they said the money is there it just takes allot of work, effort and time to get the Grant.

Thomas told the Board that He felt that they needed to establish a guide line for people that don’t pay their dues. A time line needs to be set, and what point do we take some kind of action to collect the dues or place a Lien on the property owner. A step by step procedure should be written and adopted. Janet said there were six people on the report that were $500.00 or more. Doris said she spoke to one the POA Members and He intends on paying His dues up very soon. Thomas said any contact with a property owner needs to be recorded and put in their file, so there would not be any confusion later.

If a time frame is established then we can move forward with action. Theresa Hadd told Janet that some people that were paying had issues with what is claimed they owe. When the Statements go out for the Fourth Quarter Dues this should give everyone the opportunity to see the money owed for dues and the money that has been paid for dues. Any POA that has any questions or concerns about their POA Dues please call Doris Cates @ 903-875-4803 or email her at doriscates2@gmail.com so the issue can be resolved. Like Janet had already mentioned there is a lot more to it than just saying we are going to start charging late fees, after she speaks to the Attorney she will have some questions answered about the legality to adding Late Fees to the POA Dues. All POA Members will be notified of what the Attorney says and the procedures that will be established by the Board.

The next meeting will be August 15th. The Board voted to close the meeting.

Thomas LaFrenz – thomas@lafrenz.ws

Betty Cheek – betty-mike@att.net

Janet Flies – DJNJJF@gmail.com

Heather Manning – Billmhawk@icloud.com

Theresa Hadd – jim.hadd@yahoo.com

Doris Cates – 903-875-4803 or doriscates2@gmail.com

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