Pelican Isle February 2015 Open Board Meeting

February 14th, 2015

Attending: Current Board Members: Dana Tate, Mike Couture, Glen Aycock and Doris Cates. No other officers were present.

Financial Report was given by Doris Cates. The Chase Checking Account has a balance of $10,264.67 this balance includes the playground tagged money. The Savings Account has a balance of $377.58.

Doris stated she received forms from Atain Insurance Company for the POA Liability Ins. She filled out the forms and mailed them back to Atain Insurance Company. The Insurance Company will be invoicing the POA for payment before April 1st.

Doris also presented to the board the Invoice from Rowley Insurance for the Clubhouse and Pool Area Ins. for approval to pay the Invoice. Doris stated she had a concern that the Laundry Room was not named in the Policy. Doris is going to call the Agent and ask for clarification. The amount of the Insurance was $4,145.00. The Board approved an amount of up to $5,000 in case the amount increased after it was reviewed.

Doris brought to the Boards attention that in the Insurance Policy it states the Boat Ramp needed to be well lighted area and all docks must have hand rails. A property owner asks: the question what we needed to do to get the light on at the boat ramp working again. Dana stated the breaker was off in the Treatment Plant and maybe we needed to look into a Guard Light since that was considered a Public Boat Ramp also. Doris stated she had updated our Franchise Tax and took Crandall Development out as the Registered Agent and replaced it with Pelican Isle.

The Board discussed the proposed Volley Ball Area. Dana stated it needed to be 8’ on the outside of the court and need to be 8” of sand. It has to be a specific kind of sand that is courser so it will filter the water. A property owner stated He may be able to get the material needed for the Volley Ball Court donated. The material is decomposed sand almost has a Rubber feel to it. He was going to try to get a sample for the Board to look at. It was discussed to use 4” of the decomposed sand and put 4” of actual

Sand on top. It was decided to Table the discussion at a later Board Meeting.

Dana had asked Doris to look for a 2014 Budget in the Computer. Doris stated she found a Budget but it only had been completed up to April of 2014. Dana asked Doris to complete the budget thru the end of 2014 so we could see what we received in Dues VS Expenses. Dana stated it was on the Web site but only went from January thru April. Doris stated she would work on completing the budget and align it to match Quick Books. Our Budget for 2014 was $40,000. Projected Income and we only received around $32,000.

The board had discussed in the last meeting if the Rentals were paying their $35.00 a month Dumpster Fee. Doris was asked to look at Quick Books payments to see what was paid. After reviewing the records

It was found that the Rentals had paid their fees up thru the month of January.

A property owner asked the question is it legal to put a For Rent sign on your Lot. The Board answered

That the By Laws state you can’t run a business out of your RV but you can rent it as long as it is managed off site. The person that rents a lot has the right to use all the amenities in the Park.

Doris brought to the Boards attention she had been receiving complaints from people about all the stray animals in the Park. The By Laws state that No animals livestock or poultry of any kind shall be raised, breed or kept on any track except that dogs, cats or other house hold pets may be kept provided they are not kept or breed or maintained for any commercial purpose. The Animal Control will not come to a rural area and do anything with stray pets unless they are a threat to Humane or Livestock. Lot owners should call the local Sheriff’s Department if they have a problem with any stray animals or set a trap and trap the animal and take it to the Animal Shelter.

Glen told Dana if she would send him the spec’s for the play ground he would try to get some cost together.

Dana asked what happen with the roof repairs. Doris said she called American Roofing to come and fix the roof again. Dale Glen of the Rentals said that there was a leak in their Office that had not been fixed and He had taken the ceiling panel out so we could come look that you could see day light coming thru an area that needed repaired. Doris was going to call them to come out again and Dale Glen would open the office so they could see where the problem was.

The work day will be March 14th it was decided to build the fence around the Swimming Pool Pump, Replace the Ceiling tiles in the Clubhouse and any additional things will completed as time permits.

The estimates for the play ground will be presented at that time and date for construction will set for a later date.

The Board asked how the Financial Policies were coming and Doris stated she has been working on them but until the Lawyer gave us some final answers they couldn’t be completed. Some questions needed to be answered before anything could be completed. A lot owner asked what was being done about people not paying their dues and were they receiving late fees for late payments. How much money did people owe in dues that were not paid? The total is $10,264.67 as of January 24th 2015. Doris stated that was the difference in our Budget VS Actual Income.

The coming up Election for new Board Members was discussed. A planned date for Elections will be May 16th the 3rd Saturday. The majority will be the number of people that actually vote. If a lot owner does not choose to vote no vote will be tabulated for their Lot. Ballots will be mailed with the Invoices in April. The nominations need to be in by April 11th and they must be verified as a Lot owner and be current on their dues.

We will be taking nominations for three board member positions.

It was decided that the next Board meeting will be March 14th, 2015 at 10:00 am. Dana made a motion to close the meeting and all Board Members present voted in favor to close the meeting.