

Pelican Isle Owners Association  
Annual Meeting  
May 17, 2014

President Larry Ganaway opened the meeting with the Pledge of Allegiance. Roll call was read with Dana Tate, Director, Juan Perez, Director, Glenn Aycock, Director, Larry Ganaway, President, Linda Abel, Vice President, and Deborah Lile, Secretary and Treasurer responding. A quorum was present.

Jim Hadd approached the Board handing out copies of the Declaration's amendments to the directors and officers. Jim confirmed that at issue is Amendment 3. Debbie stated that state law supersedes this amendment that states owners may vote only if their dues and assessments are current. Jim also stated that the meeting is supposed to be held on the fourth Tuesday in May. Dana read Amendment 3 then stated that new Texas Property Association Act says that we can no longer prevent a vote being taken based on the fact that they haven't paid their dues. Debbie read Section 209.0059 Right to Vote (a) which voids disqualifications of owners' rights to vote. Larry stated we haven't updated any property codes or procedures since these Covenants and By-Laws were written, and these would require a lawyer to do it then be filed at the courthouse.

Debbie read the minutes of the April 16, 2014 Board Meeting. Dana moved to accept the minutes, Juan seconded, and it passed unanimously.

Debbie gave the Treasurer's Report as \$19231.16 in the checking account and \$377.56 in the savings boat ramp account. Dana moved to accept the report, Juan seconded, and it passed unanimously.

Profit/Loss Statement. Dana asked the audience if there were any questions about the Profit/Loss Statement they were given. No one responded. She also said a copy of the check register for the previous year was available for anyone's review. She stated the approved budget and actual expenses through April are posted on the website.

Bills. Dana asked if there are any bills that are due. Debbie stated that the water and electric bills came.

An owner asked where to find the playground money in the Profit/Loss statement. Larry said it's under Contributions. An owner reported that there are a lot of stickers in the volleyball area.

Year Review. Dana listed the activities and improvements of the previous year. She asked for suggestions for this next year. She stated four recommendations already made are roof repair, clubhouse exterior power wash, Fourth of July Parade, and drainage improvement. An owner stated that water comes in the clubhouse when it rains. Dana stated a French drain was installed about five years ago. Debbie stated we got an estimate of \$6000.00 last year. An owner stated that we need to prevent 18-wheelers from coming in and damaging our roads. Mike Hammonds requested a gas blower to clean around the clubhouse. An owner requested that the playground be built. An owner offered to build a horseshoe pit. An owner requested monthly Bingo.

New Business.

Linda suggested that we make a directory, so the owners have access to contact information for other owners since there was a fire here recently.

Forced mows. Debbie stated Mike Hill has not mowed lots he has been told to mow, and there are more pictures to take for more to be mowed.

Pool. Michael Hammonds announced the pool is open and ready to use.

Dana requested that everyone introduce themselves.

Election. Debbie read the ballots with Larry confirming the votes. A total of 86 outstanding votes were cast. Debbie stated a 51% quorum of 241 outstanding votes as required in the By-Laws was not met. Dana stated that the old board consists of herself, Juan, and Glenn so Juan can resign and Michael Couture will be appointed. Juan Perez resigned as a Director, and Dana accepted his resignation. Larry stated that he is resigning as President immediately. Debbie stated she sent an email to the directors that she would resign at the end of May to give them time to find replacements. Linda stated she is resigning as Vice President. Dana asked for volunteers for these positions. Dana moved to appoint Mike Couture as the third Director, Glenn seconded, and it passed unanimously.

At 11:15 a.m. Dana moved to adjourn the meeting, Glenn seconded, and it passed unanimously.

Door prizes were distributed, and lunch was enjoyed.

Deborah Lile  
Secretary