Monthly Board Meeting

Pelican Isle January 23rd, 2016

Attending: Current Board Members: Janet Flies, Heather Manning, Doris Cates and Theresa Hadd, was not present due to Health Issues.

 The November Meeting Minutes was read by Doris Cates. No meeting was held in November or

December due to the Holidays.

The Checking Balance as of January 22, 2016 had a balance of $6,453.75 the Savings Bal. is $5,378.83.

Quick Books matched the Bank account at that point and all totals match.

Janet voiced her concerns about POA Members making threats to her about trying to do things that they didn’t like. Some property owners stated people are making rude and threatening comments to the point of Bulling. If anyone has anything to say they need to show up at the meetings to voice their concerns. This will not be tolerated and needs to stop imminently.

The Board will put a lien on your property, increase the dues, enforce assessments if that’s what it takes to keep our Clubhouse, Pool and Grounds kept up and usable.

On December 24th Thomas LaFrenz resigned as President of the POA. We are saddened by his decision to resign. This just reiterates Janet’s concern’s, no matter what you try to do someone always has something negative to say. Thomas tried his best to get some projects completed while in office and was able to achieve some of those. He will be missed.

Larry Ganaway, volunteered to be interim President until the May Election when a new President can be elected at that time. The Board approved Larry Ganaway to act as our POA President until May.

Larry will go to Chase Bank and put his self on the Checking Account so there will be two people as signers on the Account.

The Board approved for Doris to Auto Pay the Utilities for January so not to be late since there was only one signer on the account.

Doris told the Board she had sent an Accounting Copy of Quick Books to Tonja Barnebee CPA, for our Taxes and 1099’s to vendors.

The Board discussed the people not paying their dues. It was agreed by the Board to place Liens on all Lot Owners that owed the POA $500.00 and over in unpaid dues. Each Lot owner will be sent a notice to respond and a Lien will be placed on the Lot Owners if they do not comply.

This is how the property is kept up and every Lot owner was aware of the Quarterly Dues when they purchased their Lot.

 The Board approved to have a new 4 Ton AC Unit has been installed for the Clubhouse.

The work was performed by Air Services. The cost of the Unit and instillation total was $2,373.61. Janet was able to get a payment plan to pay the cost out over four months. The new unit is energy efficient and we should see the savings in our electric bills especially in the summer months.

The Dumpster Contract was signed by Bosque and sent to us for signing. The cost will be $45.00 per quarter. The contract states that either party can cancel the contract with a 30 day notice at any time.

The Board decided in March to go back to two days a week dump since more people would be visiting the park starting about then.

The Lighting at the Boat Ramp and on the Dock was discussed and the Board agreed with Larry’s concerns about the electric work needed to be completed around spring when people starting fishing again. This will be decided on at a later date when to start the work.

A property owner asks, if they could purchase the last lot the POA has for sale. It was agreed that the Board sale the lot to them for $3,380.00. This includes the dues for the year of 2016. Lot # 71 was sold and a check was given to Doris at the meeting to Deposit in the Bank.

The Board voted to move enough money from the checking account to the savings account to bring the balance to $10,000.00 in the savings.

Debbie Jumper volunteered to cut her monthly rate for cleaning $50.00 a month to help the POA save money. Thank You, Debbie.

Some POA Members present had some great fund raising ideas to raise some money for more improvements. If anyone has any ideas please call any of the phone #’s below and let us know how you would like to help. Keep in mind for every improvement made in the Park the Value of your property increases. So everyone let’s get involved and do what we can to help!

The Board voted to close the meeting.

Larry Ganaway – LDG2@ATT.NET

Betty Cheek – betty-mike@att.net

Janet Flies – DJNJJF@gmail.com

Heather Manning – mary102765@icloud.com

Theresa Hadd – jim.hadd@yahoo.com

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