Monthly Board Meeting

Pelican Isle Aug. 15th, 2015

Thomas Lafrenz opening statement: two property owners stated that because of the lack of presence of at least two Board Members the meeting cannot be considered a sentient meeting even though they were on conference call. All agenda items would be tabled to the next meeting. The conference call Board Members were Janet Flies and Heather Manning. A discussion and open floor agenda was held for POA Members.

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

The minutes for the Aug. Board Meeting were read by Cecilia LaFrenz.

Financial Report was prepared by Doris Cates and read by Cecilia LaFrenz the Chase Checking Account has a balance of $10,562.86

The Savings Account has a balance of $377.58 for Boat Ramp Fund Total Savings is $10,377.58.

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 moved the money at the Bank and made the proper entries into Quick Books to reflect the money being moved. The savings account total includes the $377.58 allocated for the Boat Ramp Repairs.

A POA Member asked if Doris Cates was covered under a Errors and Admissions Policy. Is she an Employee or a Contract Labor. Thomas stated that he was not sure that He would ask Doris and find out.

Thomas called Doris and asked her if she was an Employee or a Contract Labor. Doris told Thomas she is considered a Contract Labor and when the taxes are prepared at the end of the year she receives a 1099. Doris also said any one that performs any work for payment for the POA gets a 1099 at the end of the year and are considered Contract Labor’s there are no Employees for the POA.

Doris called the Exterminator to come and spray the outside of the Clubhouse like he did last year. He came and sprayed and put out some baits. The cost was $100.00.

The outside lighting was discussed and Thomas said that new LED Motion Lights were going to be installed at the back of the Pavilion. Two Motion Lights will be installed on the poles when you walk up from the back patio area by the playground and two on the back of the building under the Pavilion. One light will be positioned on the Pool Gate where people are climbing over the fence. The lights will be on a switch so they can made to be kept in the on position if needed. This should cut down on spiders and bugs and cut the Electric Bill also. It was also brought up that the light on the Boat Ramp was not working and needed to be fixed. A board member said that some digging by Bosque had been done and the line may have been cut. He also mentioned the Contract for the Dumpster is about to Expire and needed to be renewed. Thomas said He would have Doris look into this.

The new signs have been ordered to put around the property and Tony Jumper is going to install them.

Thomas and Tony were going to get together on where to place them.

A property owner brought up that the Hammonds were riding a Gator in the Park. The Board approved the Gator to be used by the Hammonds as a work vehicle only. When they are working around the Pool area they are allowed to use it for this purpose only.

This month there were nine Force Mows and Includes the three Maxwell Lots and the two Lots on block one that had Trash on it. It has been cleaned up by Tony. Doris had told Thomas that two Lots mentioned the mail has been coming back. A property owner said we should mail them a Statement with a signature required card on it and try and see if the Post Office could help locate them. Two lot owners have been letters to clean up their lots. One lot owner has complied. One hasn’t. The Board will discuss what to do about this at a later meeting.

The questioned was brought up about foreclosures on lots. Doris and Larry Gangway have had some discussion about the new Laws that are in affect now. Larry said that’s why we should keep an Attorney on Retainer to help with these issues. The POA has an Attorney that has Retained Fees that can help with these issues if needed.

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. We have only received one bid so far, but we are going to get a second opinion before the unit will be replaced.

Thomas brought up that He asked the Lot Owner next to Lot 71 to move the Boat and the boat was moved. Janet asked if the Lot had been listed? Theresa said she checked on an add in the Dallas paper.

The one lot #67 has been sold. The Board decided to run adds in the paper before we listed them with an agent. Jim said He would write up and add and run it in the Star Telegram before the Labor Day Holiday.

The Surveying has been completed down by the Boat Ramp. A one cable fence will be installed. Debbie Worley brought up that she had a disabled Grandchild and did not want a Cable Fence along her property. She suggested a Chain Link Fence be installed. POA Members suggested that the Board should discuss this issue before any fence was installed.

The rent aviation of the rest rooms was discussed. The Men’s restroom needs replace the two Sinks and plumbing under the Sinks. Replace the Toilet guts, and Seat. New Shower Drain and replace the vent fan.

The Ladies Restroom needs one new Sink and new Plumbing. New Shower Head and Shower Wand, and a new Vent Fan.

The estimated pricing was around $350.00 for parts with a new Toilet. Cost not to exceed $400.00 for parts with a new Toilet. Labor will be worked out at Later date before worked is performed.

Larry suggested a filter be put on the water to filter out the Calcium.

A Board Member asked about the Coke Machine were we getting the money and who is filling it up.

It has been empty for two weeks. Also asked could we get water in the Machine.

Doris told Thomas that yes we do get a check every quarter off the Drink Machine.

She called DR Pepper and they do not fill the Machine any more it was handled out of the Irving Office now. Doris has called them to try to get the Machine on their route and get it serviced.

A property owner brought up that kids are swimming at the Boat Ramp and jumping off the Dock.

It is a Liability issue and maybe some new signs should be put up. It is each property owner’s responsibility to make sure that no one is swimming at the boat ramp area. The pool is for swimming only. There is no one to police this but everyone should take responsibility if they see kids swimming in at the Boat Ramp.

The next meeting will be Sept 19th. The Board voted to close the meeting.

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