

Pelican Bay POA Open Meeting

June 19, 2021

Boat Dock Area

Forward: Thank you to all homeowners who braved this hot morning to participate in this open forum meeting between Pelican Bay's Board of Directors and its' members. The board remains committed to providing information and maintaining open lines of communication between the members and the board. Our objective is to provide Pelican Bay the best amenities, safety, and beauty our waterway community offers while maintaining a fiscally sound and responsible budget while keeping dues to the membership lower than most communities in our surrounding area. This meeting is important to the board so we can hear all the voices that make up our unique and diverse membership. Thank you for being a participant.

The Board of directors held an open meeting at the boat dock area on Saturday, June 19, 2021. All members were invited. Requests for questions were sent out a week or so prior to the meeting. The meeting was opened at 9:06 am. All board members were present as well as Michelle Wypych and Chasity Hartzell from Waccamaw Management.

The meeting began with questions from homeowners to both Chsity and Michelle. Residents were encouraged to use TownSquare (TS) as a means of communicating with Waccamaw as well as the board. Waccamaw explained some features of the app and also explained that after they receive questions via TS, they will solicit the answer from the board and reply to the homeowner as soon as is practicable. Any homeowner having any difficulties or issues with TS, Krista Cooper volunteered to try and assist.

Next, Libby presented the four proposed CCR and bylaw changes. Each change was explained in detail and homeowners will receive a proxy to vote either for or against each proposed change, amendment, or addition to either the covenants or bylaws. Input, questions and suggestions were heard from homeowners regarding each proposal. The four proposed changes are:

- 1) Changes to term limits of board members
- 2) Restrictions of household members serving on the board and ARC simultaneously
- 3) Rental duration restrictions
- 4) Boat and trailer storage on homeowner lots

James presented the quote for the new gate fabrication from Todd's Metal Works. The existing gate has been in operation since 1996 and has been repaired many times in the 24-25 years of use. It has many cracks, fractures, and deficiencies. The cost to repair or replace was examined and several welders were consulted for their expert advice and opinions. After extensive review, the most financial sound decision is to move forward with new gates. The gates have been flagged with tape for homeowners to view the various issues. There are also compatibility issues with the gates and the new arm apparatus that was installed several years ago.

James discussed the board's decision to have a reserve study completed for Pelican Bay. A reserve study looks at all the future possible costs of maintenance for our community and projects future expenditures based on a projected date such maintenance may need to be completed. For example, a reserve study may find that in 10 years a repair may possibly be necessary; however, if in 10 years, the repair is not necessary, it can be postponed. It is a roadmap for our community to know what amenities in our community might need funds in future years.

The boat storage lot was next discussed. The board explained how expanding the lot has provided additional spaces for those homeowners who would like a spot and also how the additional spaces provide additional income for boat related expenses. The boat storage lot is maintained and paid for from the fees that are collected from those who have either a boat or trailer parked in the lot. Any extra monies collected from their fees may be used to enhance other features that are applicable to those in the community who have watercrafts.

The board requested that when you bring your recycling to the bin, **PLEASE BREAK DOWN YOUR CARDBOARD AND PLEASE CLOSE THE SIDE DOOR TO THE BIN.** Breaking down boxes allows for additional room in the bin and closing the door ensures that animals can't get in or debris doesn't fly out. Thank you to all for your help and cooperation in this endeavor.

The Road Agreement between Pelican Bay and Palmetto Main Street Partners was explained. The agreement refers to the road that Pelican Bay homeowners use to access the Robert Edge Parkway. Pelican Bay does not own this road, we pay a fee to use it annually. The agreement stipulates that Pelican Bay will pay \$3000 annually for the access. The fee does not have to be collected annually by the grantor, but Pelican Bay must specifically earmark the money in a specified account and the grantor may request the full uncollected amount at one time. For example, if Palmetto Main Street Partners does not request the money from Pelican Bay for 5 years, and they do so on the 6th year, Pelican Bay would owe \$18,000 ($\$3,000 \times 6 \text{ years} = \$18,000$)

The Board has contracted with a CPA firm to do an audit of Pelican Bay's financials for the last 10 years. An audit will provide the community with a certified accounting of all expenditures.

Finally, the dock area at the waterway was discussed. The dock area is in serious disrepair. The members were invited to walk down there and look at the unsafe conditions. The board has received three different quotes to replace the entire wood surface, railing, and the boardwalk going to the floating dock. The dock is an original feature of Pelican Bay and has deteriorated over the last 25 years. The nails are rusty and the wood is worn. The community will have a beautiful new dock to enjoy the outdoor space and the beautiful intracoastal waterway which brings so much pleasure to our residents.

The meeting was adjourned at 10:35.