

Board Meeting – August 30, 2017

Board Members Present

Debbie Sapliway

Ron Modest

Jerry Sadauskas

Larry Willis

Bob Sook

The meeting was called to order by The President, Debbie Sapliway at 6:00 pm.

Old Business:

Ron Modest reported on the results of his interview with a prospective attorney. It was decided to expand the search. Debbie Sapliway and Ron Modest will investigate alternatives. It was decided that only one member of the board will communicate with the Attorney to control costs, and coordinate communications.

Bob Sook reported on the results of the interview with the prospective accounting firm. It was decided to hire Property and Association Management Co., Inc based on their capabilities and costs. Debbie Sapliway and Ron Modest will meet with PAM at their first opportunity to complete the transaction. The new accounting firm and the board will handle all liens at no cost to the POA. This will also allow greater flexibility in enforcing late fees and interest charges. PAM will pick up the mail at the P.O.box and the Board will pick up mail from them.

Debbie Sapliway and Ron Modest will cancel the Debit Card.

The board voted to have the books audited with the transition to an outside accounting firm. Ron Modest will initiate the audit.

The results of the election have been accepted and Larry Willis will instruct Nikki Scott to destroy the ballots per Robert's Rules.

The Front gate will remain closed except Saturday and Sundays. The construction gate will remain open per its normal schedule allowing access for anyone not using the front gate. Ron Modest will remain in charge of closing the construction gate with back up from anyone willing to help.

Carissa Ford has updated the Web site to include the new board members and a complete list of the covenants. When finalized the ARC members will be added along with ARC Guidelines. Monthly financials will also be added.

Jerry Sadauskas has changed the irrigation system at the island at the front Gate to eliminate the rust staining problem. Hopefully this fix will work, improve the look of the entrance and save the POA an enormous expense.

New Business:

The board will investigate other banks to see if there is higher interest rate for our reserve account investments.

The board is looking for volunteers to review the landscaping around the front gate, and design a year round plan and budget.

Larry Willis will review our current insurance coverage's to make sure the POA is adequately covered and that we are receiving the best possible price.

Larry Willis is reviewing our current obligation regarding the ARC and a full committee will be appointed at the conclusion.

Last month the ditch that runs from behind Eckley's house to the intra-coastal water way was bush hogged and the cost absorbed by the POA. This was a onetime clean up by the POA and it is now the lot owner's responsibility to maintain the appearance of the ditches. If further cleanup is required by the POA the expense will be billed to the lot owner.

On Monday, August 28, 2017 a meeting was held with some Pelican Bay Residents and Joseph Yuhasse (Civil Engineering Associates) and Dave Fuss (Watershed planner). The ditch is experiencing erosion at the two bridges and turns. The ditches remained dry with minimal erosion until the addition of water

On Monday, August 28, 2017 a meeting was held with some Pelican Bay Residents and Joseph Tanasse (Civil Engineering Associates) and Dave Fuss (Watershed planner). The ditch is experiencing erosion at the two bridges and turns. The ditches remained dry with minimal erosion until the addition of water flow from the outside ponds. The POA will work on a maintenance agreement with Benjy Hardee to eliminate the erosion. The addition of the three (3') culvert pipes connecting Benjy Hardee's ponds to Pelican Bay's private drainage ditch is not congruent with the "as built" drainage plan submitted (2013) and on file with Horry County.

The board will meet August 31, 2017 to develop a comprehensive capital plan. All projects requiring POA expenditures will be discussed and a plan will be developed to address the short and long term needs of the community, and protect the financial concerns of the members.

Carissa Ford was appointed chairperson of the Social Committee. She will prepare a schedule and budget for two more events this year and three next year.

Bob Sook will maintain the directory. If you have any additions or corrections, please e-mail them to pelbobus@aol.com.

Debbie Sapliway will write a letter to all home owners reminding everyone of some of the covenants and by-laws.

The meeting was adjourned at 7:40 pm.