

Meeting Minute Notes

January 20, 2021; 3:30 p.m.

Offices of James Plumbing

Wednesday, January 20, 2021, Pelican Bay BOD held a meeting at the Offices of James Plumbing. The meeting was called to order by the president.

All board members were present at the meeting. James Green from Waccamaw Management was also present. James was invited to the meeting to explain to the board why the packets that were said to have been mailed to the homeowners had not been received as of the date of the meeting. The board was extremely concerned that the members were told that the packets had been mailed on January 6th. Unfortunately, James did not have answers for why the packets had not been received by our homeowners but said he would look into it and get back to the board.

The board also asked James Green (hereafter referred to J.G to delineate the difference from James Boyers, our president) about the fees associated with certificate of assessments from Waccamaw Management. There was an in depth discussion about fees that are imposed by Waccamaw Management to our members. The Pelican Bay board of directors is deeply committed to keeping fees and costs low to our members and strongly opposes any unnecessary extra expenses which may be imposed by a new management company. A board member asked for a detailed accounting of all fees that a homeowner may possibly be charged as either a potential builder or a potential buyer of an existing home. J.G. assured he would get these figures to the board. J.G. is also getting all banking information for our treasurer.

A board member said he has received some complaints from homeowners in passing on the street regarding customer service at Waccamaw Management. In contrast, another board member stated that she has called the customer service number and has received very helpful and informative service. J.G. sated that Chastity is his right hand helper and she should be able to answer any homeowner questions or get an answer as soon as possible.

The board discussed our financials with J.G. and he informed us that Waccamaw is still waiting on Wright Management to close out all of our outstanding bills. Waccamaw should have all of our books by the end of the month which is customary when switching companies.

The board discussed with J.G. about our expectations of the relationship between Pelican Bay and their management enforcement actions as related to POA violations. The board does not want any enforcement or fines to homeowners without the express consent of the board in advance.

James Green left the meeting at 4:39.

A motion was made and seconded to move forward with resurfacing and repairing the boat dock area. The wood has been there for years and is potentially unsafe as well as in need of aesthetic repair. We are very focused on providing a safe place for families and children to sit and enjoy our scenic waterway views. A homeowner has volunteers their time to do the labor at no cost to

the association. The only cost will be the materials. We appreciate the generous and gracious offers of our homeowners who volunteer the skills in their areas of expertise to make Pelican Bay wonderful. The motion passed to make the repairs to the waterway gazebo and dock area.

The board discussed the need to promulgate rules for the boat storage area. This issue has been discussed before and the board is looking at other neighborhoods who have a similar amenity to explore appropriate wording. We are also looking to adjust the layout of the boat storage area to provide the most efficient and effective use of the space we have to benefit all homeowners and their request for space.

A motion was made and seconded to hire Harry Bruton to conduct a survey on the boat storage area and the easement across the street adjacent to lot 42. This was discussed at the last meeting, however; the board was still gathering potential surveyors for the job. The motion passed.

The board decided to meet again, Wednesday, January 27th to discuss any questions submitted by homeowners for the open meeting scheduled for January 30th.

A motion was made and seconded to close the meeting with no further business. Meeting adjourned at 5:49 p.m.