

## **Annual Members Meeting Minute Notes**

**November 12, 2022**

### **Pelican Bay Waterfront**

Pelican Bay held its' annual meeting on November 12, 2022 at 10:00 am at the waterfront horseshoe. Annual Members Meeting Packets were distributed to those in attendance. Libby called the meeting to order at 10:00. Board members present were Libby Costner, Arthur Johnson, Krista Cooper, Matthew Kuzdrall, and Gilbert Przybylski. Waccamaw representatives, Michelle Wypych and Kimberly Burgos, were also present and introduced to the attendees. The current board of directors was next introduced. Libby announced the nominating committee for the 2023 election. The committee will consist of Ron Milliron, Kris Johnson, Gilbert Przybylski, and Shawn Scott.

Michelle Wypych established that a quorum was met at 54.6%. Next the secretary approved the proof of mailing. A motion was made by Julie Labor to approve the minutes from the October 23, 2021 annual meeting. Matt Kuzdrall seconded the motion and the motion carried.

The tax resolution was accepted.

Libby explained the proposed changes to the Bylaws and CCRs to those in attendance, and explained to make changes to our documents, it requires a 66% affirmative vote by the membership. The proposed changes were discussed by the members.

Libby requested nominations from the floor for the 2023 board of directors. There was a question regarding term limits for board positions. It was explained there are not term limits for board positions in Pelican Bay. Michelle called out the names of mail in nominees to determine if they were present to accept their nomination. None of the mail in nominees were present. Several nominations from the floor were made. Brian Eckley and Tim Ervin accepted their nominations. Julie Labor moved to close the nominations from the floor and Gil Przybylski seconded. A homeowner mentioned they had nominated a few people and their nominees were not called; therefore, the nominations were briefly reopened and the nominees declined their nomination. Jane Milliron moved again to close the nominations and Gilbert Przybylski seconded.

Libby gave each candidate an opportunity to speak to the membership. After the statements from the candidates were heard, Terri Woods and Heidi Sook volunteered to count the votes along with Kimberly Burgos from Waccamaw Management. They departed the immediate meeting area to begin the count.

Volunteers for the 2023 Architectural Review Committee were requested and a sign up sheet was circulated.

Libby indicated that the audit is completed and the Board of Directors has accepted the audit and it will be posted to Townsq for the membership to view. The budget for the 2023 year was discussed. It was noted that the board took painstaking efforts to determine what the membership dues would be for 2023. Libby pointed out that a survey was sent to homeowners via email blast

and Townsq asking for input on two different increase options. Very little response was received from the community. It was explained that a reserve study acts as a guide for the board to project savings for future community improvements and repairs. The board considered the findings of the reserve study as well as what was best for the community when deciding on next year's dues. The board voted to increase the dues for the 2023 year to \$88/month, an increase from \$80/mo.

## **OLD BUSINESS:**

Libby reminded the community to please make sure that your stormwater discharge is being properly diverted to mitigate erosion issues. Water volume is coming from various sources such as pool discharge, gutter downspouts, storm water, and our roads and impervious surfaces. Waccamaw Management will be conducting on-site inspections to ensure these drainage and erosion issues have been remedied throughout our community. The board has spent many hours viewing areas that have significant drainage issues such as the four way area located at the boat storage lot, Saltwood Court, and Anchor Drive.

Libby indicated that gate codes were purged a few months ago, and old, expired, abused, or unnecessary codes were removed. Please call Waccamaw Management to get a service code assigned to your household. Service codes should be used for those regular services you have at your home such as lawn care or pool maintenance. It was requested for the safety and integrity of our gated community to have any food service delivery personnel to call you from the box and "buzz" them in. Please do not give out your personal codes to everyone who requires entrance.

Matt mentioned that he knows of other communities that communicate in a more online format. It saves paper and therefore saves money. He will be working with Waccamaw to see if this is a viable option for Pelican Bay.

Libby opened the floor to questions from the membership.

A question was asked about RFDI stickers for our vehicles which would open the gate via a laser that reads a bar code on your car sticker. Libby indicated that those have been discussed in the past and the mechanism to operate that technology has increased in price quite a bit. It may be about \$10,000, but we can definitely look at it again and present it to the community for their input. The issue of "gate surfers" was discussed again. A request for an exit button was made so that cyclists, walkers, etc. that aren't heavy enough to activate the gate can open the exit gate. The board will look into that option.

There was a comment that the exiting gate has one arm that is slower than the other. The board will need to have Carolina Time come look at it.

There was a question about whether or not there is anything located in the bylaws that allows the board to override the ARC.

Rezoning at the frontage road was discussed. There is speculation about what will be developed in the tracts located north of Pelican Bay Lakes, but there is no confirmed plans or knowledge. The question was raised about our road agreement with Benjy Hardee. It was explained that we are still under contract with Benjy Hardee and Palmetto Main Street Partners until it is dissolved. Libby

indicated that she believes the agreement will eventually end. A discussion about who owns the frontage road and who do we notify for repairs and maintenance was had. The large hole was specifically mentioned as you turn out of the community. Ron Milliron stated that the hole needs to be fixed and believes the entrance road needs to be widened. It was suggested that once Pelican Bay Lakes construction is complete, the frontage road will be better maintained.

Bob Sook questioned the necessity of an annual audit. An audit is performed to obtain reasonable assurance that the financial statements are free from material misstatement.

The votes counters returned to the meeting with the results. It was announced that none of the three proposed amendments passed. Proposed Amendment change 1 relating to Election and Term of Office, received 60 votes, Amendment change 2, relating to household members serving simultaneously on the board and ARC, received 68 votes, and Amendment change 3, relating to restricting the term of rentals to no less than one year, received 65 votes. It was discussed that a committee can go door to door to take in person votes and a special meeting can be held to try and pass these changes.

The results of the votes were read and the new board was announced. The 2023 Pelican Bay Board of Directors will be: Libby Costner, Krista Cooper, Matt Kuzdrall, Brian Eckley, and Janet Paluch. A motion was made by Nikki Scott to adjourn the meeting and seconded by Shawn Scott. The meeting was adjourned at 11:40 am.