

## Quarterly Meeting Minute Notes

February 12, 2022; 1:00 p.m.

Boat Landing Horseshoe area

Saturday, February 12, 2022, Pelican Bay BOD held a quarterly meeting to update the community on various board activities. A motion was made and seconded to open the meeting. All board members were present. Representatives from Waccamaw Management were also present. The meeting was called to order by the president, Libby Costner. Krista made a motion and Matt Seconded to approve the meeting minutes from January 17, 2022. Motion passed.

Libby listed the projects that are in process in the community:

- The electrical has been installed at the waterfront gazebo
- Lights will soon be installed at the gazebo
- Dock will be painted this spring after the new wood has cured for the appropriate amount of time
- Irrigation system at the boat storage/waterfront horseshoe has been repaired by Webber
- Boat storage area and right side of Saltwood area will be cleaned up from the recent removal of trees in the near future. \*\*\*\*\* After the removal of trees, numerous bags of dog waste was found tossed in the tree area. Please refrain from littering your dog waste bags \*\*\*\*\*
- Ponds on the left side of Pelican Bay Street between Stormy Seas, San Martin, and San Benito are very low. PLM is looking at them to determine a cause. \*\*\*\*\*UPDATE: after the quarterly meeting, the board had additional professionals out to assess the situation and the board is looking at strategies to alleviate the problem and restore the ponds to regular levels.\*\*\*\*\* Reminder to homeowners, please don't put fertilizer in the ponds.
- There are drainage easements that run throughout the Pelican Bay community running behind the homes on Stormy Seas and also behind the homes on Anchor Drive. The easements and swells are the responsibility of the POA. The board strongly requests homeowners NOT to dispose of yard debris in the easements. It will impede the proper flow of the storm water. If you have discarded yard debris in these easements, please remove it prior to March 1, 2022.
- Roads are in need of repairs in the very near future. The board met with an asphalt company to walk the roads and look at the areas needing repairs. When asphalt ages, it "alligators" and can be repaired with crack fill before it becomes too severe. Many areas were identified that need to be addressed. Also the need to top coat the roads that are still in good shape was discussed.
- Drainage pipes at the crossroads of Anchor Drive, Saltwood, and the horseshoe area leading to the boat dock are in need of repairs and/or cleaning out so water doesn't pool on the road; thereby weakening the asphalt and causing the asphalt to give way.

- Libby spoke about the recent damage to the exit front gate. In an unfortunate episode, the wind during a storm was so strong, it pulled the concrete pad that the gate arms sit on from the ground, and thereby necessitating the gates be open for a period of time while the repairs were completed. Additional rebar was added to reinforce the pad into the ground. The board was not anticipating the amount of time the repairs would take, but we are all at the mercy of time frames of vendors due to labor shortages, supply chain issues, etc.
- Gate etiquette was discussed. Homeowners are concerned about unknown vehicles in the neighborhood and ways to prevent “gate surfing.” RFID stickers to affix to our vehicles are being looked into.
- Libby talked about a bathometric survey for the ponds.
- AJ and James drove throughout the community at dark to assess the Santee Cooper lights. Fifty eight lights are operational and 5 are not. Santee Cooper will be notified.
- Wax Myrtles and font gate trees will be trimmed.
- Changes that were proposed to the CCR’s and Bylaws did not pass during the annual meeting. The Board feels very strongly about these necessary changes/additions. Libby espoused on the need for the changes and the benefit to the community. Detailed information about each proposal and what it means for our community was shared. The changes that were proposed were 1) limiting short term rentals to no term less than one full year, 2) staggering the terms for the board of directors positions so the whole board doesn’t have the possibility of turning over each election, and 3) permitting only one household member from serving on either the board or the ARC during the same timeframe. The board asked for feedback from the community about their thoughts. The board would like to put the proposed changes back out for a vote, but noted the expense in doing so; therefore Waccamaw will put a survey on Townsquare for an idea of how the community would vote if the proposed changes are reintroduced for a formal vote.
- The ARC guidelines will be reviewed collectively by the Board and the ARC committee to determine if changes, corrections, additions, or deletions are appropriate.
- The Board clarified the dues payment schedule due to some confusion. In 2021, Pelican Bay was transitioning to Waccamaw as our new management company. There was some delay sending payment coupon books, so a grace period was extended to pay the first payment until March. That was only for 2021. Dues are payable either monthly, quarterly, or annually. Either way you choose to pay, the first payment or full payment for annual dues is due by January 31<sup>st</sup>. Monthly payments are due by the last day of the month to avoid late fees and penalties. Quarterly payments are due by the end of the month of the FIRST month of the quarter you are paying.
- The board reminded the members about rules involving boats, trailers, and cars in driveways. Boats and trailers are permitted only in adherence to the setback requirements located in the CCRs. Cars are prohibited from overnight parking on the street.
- Financials are consistently posted to Townsquare. The 2021 audit will also be posted once it is completed.

The Board turned to the community for questions and concerns. Lot 3 asked about the road out front and if we still were in a contract with Benjy Hardee for our use. The road agreement with

Palmetto Main Street Partners and Pelican Bay was discussed. Ms. Cherie Hardy added some input from her experience and knowledge as a realtor.

A question was asked about when the roads were paved in phase II. The roads were paved on 2012 or 2013.

It was again discussed about vegetative screening along Saltwood adjacent to the boat storage, as well as around the recycling bin.

A discussion ensued about our gate codes. It is best practice NOT to give out your gate code. This is for the safety and security of the whole community. If you are expecting guests, visitors, workers, etc., have them call you from the box and press 9 which will open the gates for them to proceed through. You can have either your landline or your cell phone programmed into the box at the front. There was debate about how to prevent "gate surfing", where a car comes in behind you after you open the gates and proceed through. There is a safety feature that stops the gates from closing when it senses another vehicle, ensuring the gates don't close on a vehicle. Other alternatives were discussed to prevent unauthorized vehicles from coming in.

Pond levels were discussed by homeowners and the board.

Lot 107 asked if the POA should be the only responsible party for the drainage easements running through Pelican Bay. Libby indicated she is in the process of locating and contacting someone to talk to at the City of North Myrtle Beach regarding their storm water that flows through PB. PLM is maintaining our ponds.

Lot 18 asked about the status of what is being built at Pelican Bay Lakes.

Lot 8 asked many questions about Pelican Bay's financials as well as a grammatical error in the minutes. The secretary apologized for her mistake and indicated she would try to improve.

Lot 3 asked about possibly trimming back the trees at the exit on the left hand side for safety reasons. Pelican Bay has a stop sign at the exit, but the cars approaching from the left do not. The board said they would address it. He also asked about vacant lots and if the lot owners were expected to maintain the over growth. Libby answered yes, if the lot is growing into the right of way, the lot owner is expected to keep their lot trimmed.

Leslie Denton thanked the board for all the work they do for the community.

A motion was made (AJ) and seconded (James) to adjourn the meeting with no further business. Meeting adjourned at 2:00 p.m.