

BOD Workshop Minutes

February 6, 2022

Upper Gazebo Area

On Sunday, February 6, 2022 the board met at the upper gazebo area of Pelican Bay to discuss various issues and discuss agenda topics for the February 12, 2022 quarterly meeting. Board members present were Libby Costner, Arthur Johnson, Krista Cooper, and James Boyers. Absent was Matt Kuzdrall. The workshop commenced at 1:00 p.m. The board discussed several drainage problem areas at the crossroads of Anchor Drive, Saltwood, and the horseshoe at the boat launch area. Part of the drainage issues involve clogged or covered pipes from years of overgrowth. Sewer line dips, other drainage problem areas, and road conditions that need repairs in the very near future were discussed. AJ and James are going to contact companies who can assess our road and drainage issues and prepare a quote to fix dips, repair cracks, and seal asphalt and prepare a plan for the Board's review.

The Board is going to get a quote from our landscaper to fix our irrigation system in the area of Anchor Drive and the horseshoe at boat launch area that has been in disrepair for several years. *****UPDATE: at the typing of these minutes, the irrigation system is in the process of being repair and restored to full functionality*****

The Board to schedule trimming of the Crepe Myrtles as well as the Wax Myrtles according to their seasonal trimming schedule.

Planting and vegetation screening along Saltwood at the boat storage lot, as well as around the recycling bin, is a pending project for the spring. This has been postponed due to the malfunctioning irrigation.

Electrical work will begin immediately at the waterway and upper gazebos. The waterway gazebo will be wired for electricity and new fans at both will be installed. *****UPDATE: as of the typing of these minutes, the fans and electrical outlets have been installed.*****

The newly constructed dock will be painted in the spring. The wood needs to cure and settle prior to painting.

The Board discussed the responsibility of homeowners to report to Waccamaw any newly purchased boats which will be stored in the existing spot of the homeowner's previous boat. The homeowner also must submit a new application with the new boat information.

The Board discussed the process of courtesy letters sent to homeowners by Waccamaw Management. The Board discussed the proliferation of overnight parking on the streets in Pelican Bay. It is addressed in our CCRs that parking in the right of way is prohibited. It is dangerous and unsightly in an upscale community. The board recognizes the need for occasional parking in the street, but it should never be the norm.

Lot 72's curb was damaged during construction several years ago. The builder road deposit in the amount of \$1000 and owner road deposit in the amount of \$604.00 were withheld for the future repairs totaling \$1604.00. Owner was issued a refund of \$396.00 at the completion of construction. Board discussed repairing the damaged curbing utilizing the withheld deposits. *****UPDATE: As of the typing of these minutes, at the request of the homeowner, in lieu of the Board performing repairs, the owner will accept a refund of her portion (\$604) of the road compliance bond that was withheld by the board at the time of construction completion. *****

Responding to lot 82's concerns/complaints regarding gates and a drainage pipe to Waccamaw, the Board has directed Waccamaw to answer the homeowner that the gates have been repaired. As has been stated in several Townsquare notices, the gates were damaged by an unprecedented wind storm and the repairs were a multi-step process that took longer than any of us anticipated. The board is diligently securing quotes for repairing several drainage pipes/easements in the community and is aware of the issue with shortages in the workforce as well as other issues extending time frames of contractors.

As soon as the board can ensure there is not live power to the pole located on lot 71, the board will have it removed.

All Santee Cooper light poles are being assessed for functionality and those that are not in working order will be reported to Santee Cooper. *****UPDATE: as of the typing of these minutes, the light poles were checked on the night of February 11, 2022 by James and AJ. Pelican Bay has 58 poles, 4 that are not working will be reported to Santee Cooper. *****

The Board requests that all homeowners who live along the main drainage easement **DO NOT DISCARD YARD DEBRIS IN THE EASEMENT**. Discarding waste in the easement impedes the waterflow throughout the entire community and alters our attempts to keep easements clear. If you have yard debris in the easement, please clean it out by March 31st, in preparation for an inspection of the drainage through the community. If not removed by March 31st, the debris will be removed by the POA and charged back to the homeowner.

The BOD and the ARC are in the process of reviewing the ARC guidelines for clarification of rules and regulations contained therein.

The Board is looking at the possibility of purchasing RFID stickers for homeowners. These UPC stickers attach to the driver's side window open the gates via a laser reader. More information will be shared as the board learns more about this option. All front gate operations, i.e. requests for gates to be open for special events, should be directed to Waccamaw. The request for the gates to be open should be used sparingly. Best practice is to request guests to call you from the keypad and buzz them in by pressing 9 on your phone.

The Board discussed the possibility of confusion of dues payments. In 2021, due to the new adjustment to Waccamaw Management and the delay in the coupon books being mailed, a grace period was allowed to pay dues up until March 31st with no penalty. The POA dues may be paid monthly, quarterly, or annually, but a payment must be received by January 31st for either the month, the quarter, or the year. If paying monthly, the payment must be received by the last day of each month. Quarterly payments must be received by the last day of the first month of the

quarter. For example, 2nd quarter payments must be received by April 31st to be considered on time. Any questions or confusion, please direct concerns to Waccamaw.

With no further business to discuss, a motion was made and seconded to close the workshop. Meeting adjourned on February 6, 2022 at 3:30 p.m.