

Board Meeting – September 7, 2017

Board Members Present:

Debbie Sapliway

Ron Modest

Jerry Sadauskas

Bob Sook

The meeting was called to order by the President, Debbie Sapliway at 10:00 am.

Old Business:

The Board decided to use the Law Firm of Moore, Johnson and Saraniti and the McNair Law Firm, depending on the issue.

Larry is still reviewing our current insurances for adequate coverage and competitive pricing. The Board suggested he include J. T. Cook and Associates and the BBT Woodbury Company in his review. Larry will report on his progress at the next scheduled Board meeting.

The Board voted to change our Banking from NBSC to CCNB. Our current operating account earns zero interest and with the change will earn .25 %. Our reserve account currently earns .15% interest at CCNB we will improve that return between 4 and 8 times.

The following changes were made to the committees.

Social Committee

Cherie Hardy was added.

Architectural Review Committee:

Bernie Bugg was deleted.

James Boyer and Jason Faulkner were added.

The debit card has been canceled.

The capital plan for the next 20 years was reviewed and the board recommended further analysis on one item. After completion of that analysis the plan will be reviewed again and then voted on by the Board.

The forecasted financial position of the POA was discussed and with a few minor changes to control spending it appears the POA can come in under budget.

Ron is moving forward on the audit. He will discuss the possibilities with PAM.

The Board is still hoping to schedule a meeting with Benji Hardee to discuss an acceptable solution to the erosion problem of the drainage ditch that runs thru the community. Larry will coordinate the meeting.

Ron is reviewing the files for the legal opinions rendered in the year long correspondence with the attorneys regarding our ditches.

New Business:

Currently dogs are running loose in the neighborhood against Article VII, section 15 of the covenants. The board voted (Ron Modest dissenting) to notify the home owners in violation with 30 days to correct the situation. If not corrected in 30 days the Board voted (Ron Modest dissenting) to impose a \$100.00 fine.

A motion was made to initiate collection action and liens for dues that remain unpaid. The motion was seconded and approved by the Board.

It was decided to have the ARC investigate and make recommendations to the board on the following items:

A. James Boyers has reviewed the lighting within Pelican Bay and has marked the poles that are not working. He has contacted Santee Cooper to repair the non working lights. The Board thanks James for his initiative. The Board is asking the ARC to come up with a comprehensive plan on lighting within the development to improve lighting and reduce the cost.

B. Review the current ARC Guidelines for possible changes/ additions/ deletions to bring the Guidelines in line with our current operating practices.

C. The boat storage lot is currently over capacity. The board is asking the ARC to review the design to expand the capacity and make recommendations to improve the situation for the betterment of all our residents interested in using the facility.

D. A permanent solution to the Front Gate.

Jerry Sadauskas will replace the current 5 mph signs with meaningful signs. He will also replace the sign with a bullet hole to one about driving safely as children are at play.

The water faucet at the boat ramp will only work when the pump is on, and there doesn't seem to be any solution without hooking up to city water.

Jerry Sadauskas is reviewing our current Mowing contract and will request additional quotes.

All lots requiring clean up will receive a letter from the board.

The next board meeting will be Thursday September 21, 2017.