

## Annual Meeting Minute Notes

October 23, 2021

### Pelican Bay Community

Saturday, October 23, 2021, Pelican Bay BOD held the annual meeting for the community. James Boyers opened the meeting at 10:00 a.m. and the meeting was called to order. Glen Gunther opened our meeting in prayer. This meeting is being held for the purpose of electing new board members per our bylaws.

James introduced the current board members: James Boyers, Bunky Ford, Krista Cooper, Libby Costner, and Arthur Johnson, and our team from Waccamaw Management. Michelle from WM then asked for two volunteered from the community to help count the votes from the votes cast for new board members as well as amendments to the Bylaws and CCRs. The two members selected were Leslie Denton and Marjorie Henderson. Michelle is the proxy agent for this election. James Boyers rescinded his appointment as proxy agent. Michelle Wypych with Waccamaw Management accepted appointment as proxy agent.

Next, Glen Gunther, made a motion and it was seconded to accept the nominees for the next year's nominating committee. The members of the committee who will serve from the close of this annual meeting until the close of next year's annual meeting are: Shawn Scott, Rodney Caudle, Kris Johnson, Greta Schindler, and Janet Palauch. A member of the current Board of Directors will serve as Chairperson per our By-Laws.

James Boyers asked if there were any nominations from the floor for any members who were interested in running for the board. There were no nominations from the floor. Nominations were closed. All the current nominees were given an opportunity to address the membership.

Waccamaw asked the secretary to look over and approve the mailing.

James spoke about the audit that Phillips, Currin & Company, CPA's, LLC prepared for Pelican Bay. They audited the accompanying financial statements of Pelican Bay POA which comprises the balance sheet as of December 31, 2020 and the related statements of revenues, expenses and changes in fund balances and cash flows for the year then ended, and the related notes to the financial statements.

James then took questions from the membership.

Sheri Brick asked if the recycling bin could be moved. She stated that she felt it was unsightly in its' current location. She also inquired about curbside recycling like our trash carts. The board did look into curbside recycling pickup when we switched to that format for trash. Recycling pickup is very expensive and almost double what curbside trash pickup costs. However, the board can always revisit it if the community is interested in going in that direction. The board needs more input from the community on this issue.

Lot 71 asked about pond fountains and specifically was asking about a tall pole that is on his lot that is there for housing the electric meter that would go in if power was necessary for fountains. He asked if fountains were not going to ever be installed would it be permissible for him to remove the pole. A short discussion about fountains ensued. Wayne Russell gave some information about fountains from some prior research he had conducted.

Wendy Rogers asked why the pond levels were so low. Libby said the our pond maintenance company, PLM, had indicated that pond water levels were low due to the lack of rain our area has had in several months.

Ron Millron brought up the issue of trailers parked in driveways. Our governing documents state that any boats, trailers, and any other such vehicle less than 28 ft. can be located on a lot as long as they are behind the building setback lines for your lot. The rules are not different for phase 1 and phase 2, however; the building setback lines are. A question was also asked about ditches and pipes. Libby responded that Benjy Hardee has offered to help with this issue, but we must be patient as he will do it in his time frame. Libby expounded on the ditch issues and James spoke about water flow control through Pelican Bay. The development out front of our gates will not have an adverse effect on our water flow.

Carissa Ford asked about maintaining ditches such as cutting debris, weeds, etc. Libby said she is getting a quote to clean the various ditches in Pelican Bay. AJ further stated he checked with DNR and DHEC about what chemicals are permissible to use in the ditches. They stated they didn't care what chemicals are used.

Tom Scott asked about the new development out front. Not much was offered in the way of information regarding what the progress was.

Janet Paluch asked about viewing bids for major projects. She also inquired whether the board secured multiple bids on large projects. Although our governing documents do not require that the board of Pelican Bay secure a specific number of bids, the board did get between 3-4 bids for the two large projects that were completed this year. The board operates in a very fiscally sound manner and on their own volition, had several contractors provide quotes for the new dock and fabrication of the new gates. Ms. Paluch then asked Waccamaw Management if this board got multiple bids and Michelle from Waccamaw stressed that this board follows our governing documents explicitly and did in fact secure several bids from vendors.

Evelyn Moore asked why we don't have open meetings for discussion on expensive items. The board had several meetings where the need for the dock to be rebuilt and the gates replaced was discussed. All the minutes from those meetings are posted to Pelican Bay's website. We also had an open meeting on June 19, 2021. At that meeting James presented the new gate quote to the community and gave information regarding replacing the gates. He spoke about the necessity due to stress fractures and wear and tear of the existing gates and the fact they were in a state of constant malfunction due to age. The old gates were over twenty-four years old. They are original to Pelican Bay's infrastructure. James also stated to the community that the board was looking to replace the dock area and that the board had secured 3 different quotes. The members were invited to look at the disrepair and dangerous condition the dock was currently in.

James informed the community that Pelican Bay's reserve study is complete and posted to Townsquare for residents to view. The purpose of this Replacement Reserve Study is to provide Pelican Bay with an inventory of the common community facilities and infrastructure components that require periodic replacement. The Study includes a general view of the condition of these items and an effective financial plan to fund projected periodic replacements. The Replacement Reserve Analysis evaluates the funding of Replacement Reserves over a 40-year Study Period.

James and Michelle spoke about financial matters such as Pelican Bay's prior CD, reserves, etc. Michelle said all monies are being spent properly and correctly. Monthly financials are posted on Townsquare for the community to view. Libby expounded on our reserve accounts. Krista explained that reserves are not monies that are forbidden from ever being used. They are there for the very purpose that they were used this year. The reserves are monies that are designated specifically for large capital improvements for Pelican Bay. Through the reserve study, it was recommended that the dues go up slightly to increase contributions to the reserve fund, however though diligent work by Libby and Michelle from Waccamaw, the board was able to keep the dues from increasing for this upcoming budget year. A few members indicated they would not be opposed to a dues increase to add to the reserves. The board indicated it would review the budget again at the end of the year and act accordingly.

Ron Milliron asked who was responsible for the cost of the mistake at the dock regarding the 36" height vs. the 42" height. James explained that is 100% the builders fault and his responsibility and it would not cost the community anything.

Trisha Frost asked what the purpose of the guard house at the front gates. It was explained that it houses all of the IT equipment for our camera system as well as electronic equipment for the gates.

Glen Gunther asked about the positioning of the keypad at the gates. James said the bollard is being replaced and will be moved slightly for better access to the keypad for the homeowner.

Ron Milliron asked how long dirt can be stored on a lot. James said the board is aware of this situation and is working on it with the assistance of Waccamaw Management.

The votes were read and the newly elected board members are: Rich Briggs, Krista Cooper, Libby Costner, Arthur Johnson, and Matt Kudzall.

None of the proposed amendments to the Bylaws or CCRs passed.

A motion was made and seconded to close the meeting with no further business. Meeting adjourned at 11:30 p.m.