

Workshop Minute Notes
January 4, 2023; 5:30 p.m.
Cooper Residence

Wednesday, January 4, 2023, Pelican Bay BOD held their first in-person workshop since the election of the new Board. Present for the workshop was Libby Costner, Brian Eckley, Krista Cooper, Matt Kuzdrall, and Janet Paluch. The purpose of the workshop was for all the Board members to meet each other and discuss some upcoming projects and goals for the 2023 year. The first topic discussed was the front gate and issues with codes. It was reminded that construction codes are valid from 7:30 a.m. to 6:00 p.m. and there are not different times to account for daylight savings time. Vendor codes are valid from 7:30 a.m. to 6:00 p.m. as well. The Board all agreed that codes are still be distributed by homeowners to various vendors. We will continue to encourage homeowners to request that their vendors/visitors either call them from the call box to be “buzzed in” or request a vendor code from Waccamaw for those regular vendors you use, i.e. pool maintenance, lawn care, house cleaning, etc. We want to remind the community that we are a gated community and not a guarded community. Guards cost several hundred thousand dollars a year as well as ancillary expenses for their service. Gated communities are a great deterrent for unwanted visitors, but they are not fool-proof. Let’s just do our best to limit the codes that are distributed.

We discussed Townsq and the benefits of the reports that are available for viewing by the Board as well as those available for the homeowners. A brief tutorial was explained, and all Board members were versed in the technology of TS. Townsq is still not utilized by all homeowners. Townsq is the official place that information will be posted from the Board or Waccamaw Management. The Board discussed sending letters to those that are not currently registered encouraging them to sign up.

A discussion was held regarding how to proceed when we have an available space for a boat in the storage lot. Ideas are still being considered and no decision has been made regarding how to allocate an unused/available space in the boat lot.

The Board received a quote on December 9th to fix the “four corners” drainage issues. The four corners are the areas at the intersection of Saltwood Court, Anchor Drive, and the boat ramp area. This area is in dire need of attention. The estimate includes cleaning out the existing drainage pipes that run that run under Saltwood Court and under Anchor Drive to the Intracoastal Waterway on all sides. This also includes grading the ditches and cleaning or reinstalling rip rap as necessary. *****At this time a motion was made (Krista) and seconded (Matt) to open a meeting to approve the estimate so the work may begin. A meeting was opened and the board approved unanimously the quote from Winburn Brothers Landwork’s LLC to repair Pelican Bay’s drainage infrastructure at the crossroads area of Saltwood Court, Anchor Drive, and the boat ramp. After the vote, the meeting was closed with no further votes and the Board resumed their workshop.

An email from a homeowner was discussed regarding the drainage easement that runs all through Pelican Bay from the frontage road to the ICW. This 50 feet easement provides the main diversion of stormwater through the community. The Board decided to monitor the easement after the installation of a weir at the frontage road which is designed to mitigate the intensity and the impact of water flow through Pelican Bay.

The guard shack has been pressure washed and the Board has received a quote to pressure wash the dock and the upper gazebo areas. ****UPDATE***** After this workshop, the quote has been accepted and the pressure washing is being scheduled. The condition of gate house is being assessed by a professional, and a quote will be presented to the Board for any necessary repairs that are determined, including but not limited to, painting, roofing, etc.. The Board will move forward with that project as soon as a quote is received. The Board also decided to resume quarterly pest control at the gate house as well as at the upper gazebo area.

The Board requests if homeowners see damaged streetlights throughout the community to please report such to the Board and we will notify Santee Cooper. There are numbers listed on the street light poles.

The Board and the ARC are tentatively scheduled to have a joint meeting with Waccamaw Management on January 23rd at the offices of Waccamaw management. The Board discussed the ARC, their functions and responsibilities, and some possible changes that the Board may consider.

It was reported that that Leif Tree Service removed a dead tree located near the boat storage lot. ARC deposit refunds, either in whole or part, were issued to several homeowners after completion of construction and compliance with the ARC guidelines was determined.

The Board reviewed the current pending litigation against Pelican Bay and discussed any updates, concerns, or information. The Board, our insurance company, and our appointed attorneys are still diligently working in defending the allegations in the suit.

With no further discussions, the workshop was adjourned at 8:08 p.m.

Respectfully submitted,

BOD Secretary