

*Edited and revised minutes regarding amendment votes and an additional typo  
11/18/19*

**Pelican Bay Property Owners Association  
Annual Meeting  
September 21, 2019**

The Pelican Bay Property Owners Association held its Annual Meeting on September 21, 2019, at the North Myrtle Beach Public Library located at 910 1<sup>st</sup> Ave. South in N. Myrtle Beach, South Carolina.

Present for the Board of Directors was Debbie Saplaway, Cherie Hardy, Glen Gunther, and Bunky Ford. Greg Nevitt was absent.

Representing Wright Management was Jackie Wright, Bruce Langston, Jayne Workman and Sheryl Easton.

Jackie Wright called the meeting to order at 9:29 am.

Jackie Wright certified a quorum with thirty (30) property owners represented in person and forty-five (45) property owners represented by proxy. A notarized proof of mailing is on file.

Jackie Wright introduced the staff of Wright Management.

Debbie Saplaway introduced the members of the Board of Directors.

Lot 88 made a motion to approve the previous meeting minutes as presented. Lot 117 seconded and all votes were in favor.

Debbie Saplaway reviewed financials noting increased revenue from builder fines and new sales. Expenses maintained and below budget.

Bruce Langston reviewed the IRS Regulation 1.277-1 and explained that if adopted it would allow the Association to carry profits forward to the following year to offset expenses instead of being taxed as income in the current year.

IRS Resolution: The following resolution is adopted and made part of the Minutes of the Pelican Bay Forest POA, Inc. Annual Property Owners Meeting on September 26 2019:

*“Resolved that any excess of membership income over membership expenses as defined in IRS Regulation 1.277-1 for the year ending December 31, 2019, shall be applied against the subsequent tax year member assessments as provided by the IRS Revenue Ruling 70-604.”*

Lot 79 made a motion to adopt the resolution. Lot 88 seconded. All votes were in favor.

Jackie Wright asked two volunteers to count votes for the election.

Jackie Wright presented the slate of candidates for the open Board of Directors position as follows:

- Rich Briggs
- Bunky Ford
- Glen Gunther
- Cherie Hardy
- Eric Marlowe
- Wayne Russell

As each was introduced they spoke briefly of background and willingness to serve the community. With no nominations from the floor, Lot 68 made a motion to close the nominations and Lot 26 seconded. All were in favor and motion carried.

**Old Business and New Business:**

*Edited and revised minutes regarding amendment votes and an additional typo  
11/18/19*

- Lot 18 – Owner stated had been on property for (13) years and served several terms on the Board of Directors. Requested Board allow open meetings for all owners to attend if they like. Provide minutes of all BOD meetings in order to better communications. Requested a directory be provided to all in the community. Wright Management advised owners submit email from those who would like to receive and it will be printed and sent.
- Discussion of codes for front entrance gate led to reiterating they are meant to be kept private. All residents should be cautious and not allow strangers inside the community. The new Board to assess system and future programs keeping entry safe. Residents are requested to notify North Myrtle Beach Police with suspicion of trespassing activity.
- Noted few volunteers to assist in the past with trash at boat ramp. New Board plans to reach out and ask for volunteers and committees.
- Request made to consider fountain installation in ponds. The Board of Directors will look into it.
- Discussion regarding the rezoning meeting for planned development outside gate. The Council voted to defer until additional information obtained & reviewed.
- Discussion noted ditch is private property and 17 owners maintain. It cannot be blocked. Grand Strand Water & Sewer did a great job maintaining in the past. New Board will be making this a priority and reaching out to Horry County Storm Water for assistance .
- Discussion noted for possibility of curbside pickup once Waste Management contract expires. Debbie Saplway advised estimated cost of \$22,000 to change and all owners would have to be involved. Wright Management will look into with BOD as contract nears expiration in 2021.
- Discussion regarding speeding in the community was noted. Request made to residents and their guests to maintain safe speeds and watch for young children.

**The counting of ballots and proxies noted the following Election results:**

**Rich Briggs, Bunky Ford, Glen Gunther, Eric Marlowe, and Wayne Russell were each elected to serve a one (1) year term.**

**Election results noted the following two, (2) proposed By-Law Amendments Failed. (66) Sixty-six percent of members or a total of (79) Seventy-nine votes are required to make by-law changes.**

**1- In Approximately August 2004 the Declarant approved (without a formal vote) “waiver” of dues either partially or wholly as owed by the appointed or elected Directors while they serve as Board Members/ Although a vote of the Association would have been required, no documentation exists that such a meeting occurred.**

**Article 3, B. Section 6**

**Current: No director shall receive any compensation from the Association for acting as such unless approved by Members holding a majority of the total vote of the association at a regular or special meeting of the Association; provided any Director may be reimbursed for expenses incurred on behalf of the Association upon approval of the majority of the other Directors.**

**Proposed: To adopt the vote of the Declarant and/or membership. Such a vote will allow all Board members to not pay the full amount of the assessments in the same manner as all other owners.**

**By-law Amendment did not pass due to inadequate number of member votes. (13) Thirteen Votes in Favor and (60) Sixty Votes Opposed.**

*Edited and revised minutes regarding amendment votes and an additional typo  
11/18/19*

**2 - Article 3, A, Section 1 Governing Body: Composition**

**Proposed Addition: Each household can have no more than one (1) member on the Board.**

**By-law Amendment did not pass due to inadequate number of member votes. Sixty-five, (65) votes in Favor and (7) Seven Opposed.**

An Organizational Meeting will be held the following week in order for the Board to appoint officers

A signup sheet was available at the meeting for volunteers to sign up for submission to the Architectural Review Committee. The Board of Directors will review the signup sheet.

Meeting adjourned at 10:30am.

DRAFT