

Organizational Workshop Meeting Minute Notes

October 28, 2021; 5:30 p.m.

Upper Gazebo Area Pelican Bay

Thursday, October 28, 2021, Pelican Bay BOD held an organizational meeting following the Annual Meeting that was held on October 23, 2021. Board members present were Libby Costner, President; Arthur Johnson (AJ), Vice President; Krista Cooper, Secretary; and Matt Kuzdrall; Treasurer. Absent was Rich Briggs.

The workshop was called to order at 5:30. All board members were required to sign and return to Waccamaw Management a confidentiality agreement. The board agreed that all questions posed to Waccamaw Management either via Townsquare or telephone will be answered as much as is possible within 48 hours so long as a majority of the board members have weighed in on their opinion for an answer. The board may not be able to answer some questions within 48 hours due to the nature of the question. The board hopes the members understand that and request patience if that occurs. The board agreed to strictly adhere to the governing documents. The CCRs and Bylaws always prevail in that respective order.

The card system for the front entrance gate was discussed. The board decided to turn over the issuance of the cards and collection of monies for the cards to Waccamaw for those homeowners interested in purchasing cards. The cards cost \$10.

The finality of the dock construction was discussed. The construction of the structure is complete. The dock still needs to be painted and vinyl added to the interior gazebo ceiling. The gazebo is going to be wired for electricity, so the board elected to have the contractor delay adding the vinyl until the wiring is finished. Also, the newly installed wood needs to cure and dry prior to any paint/stain being applied. Based on these two factors, the board agreed unanimously to pay Bella Homes the second installment of the contract price minus \$6,050 which is being withheld for the vinyl installation and painting/staining in 4-6 weeks or so.

The new ARC was accepted and discussed by the board. Three prior members agreed to continue serving and two new members were added. The ARC members for this year are: Shawn Scott, Tammy Phillips, Ben Horton, Maurice Stephens, and Drake Fowler. The ARC meets every two weeks on Tuesday evenings.

The Board all agreed to post the Annual Meeting minutes to Townsquare. The issues that were brought up at the annual meeting that the board will follow up with include the pole that was mentioned on Bob Putman's lot, the placement and concealment of the recycling bin, and the saplings at the drainage ditch.

With no further business to discuss, a motion was made and seconded to close the workshop. Meeting adjourned at 7:10 p.m.