

Workshop Minute Notes

February 10, 2021; 5:30 p.m.

Offices of James Plumbing

Wednesday, February 10, 2021, Pelican Bay BOD held a workshop at the Offices of James Plumbing. The workshop began at 5:30.

All board members were present for the workshop. Bunky Ford was present virtually.

Old Business:

At the meeting on January 20, 2021 a motion was made and seconded to move forward with removing and replacing the wood decking and railings at the boat ramp area. The wood has been there for years and is potentially unsafe as well as in need of aesthetic repair. At this workshop, February 10th, the Board now had a materials quote. The Board reviewed the quote for the materials which included significant discounts. At this point a vote was necessary, so James called a meeting to order, and a motion was made (Krista) and seconded (Libby) to accept the quoted materials, purchase the materials, and move forward with the labor. The labor is being done at no cost to the membership, as homeowners have volunteered to do the work. The vote to proceed passed 4-0. The new resurfaced dock will be painted once all the repairs are completed. The meeting was closed and the board resumed with the workshop.

At the January 20, 2021, the board discussed looking to adjust the layout of the boat storage area to provide the most efficient and effective use of the space we have to benefit all homeowners and their request for space. The Board decided to move forward with procuring a quote to remove some trees and get some exploratory quotes for a possible fence enclosure. Several fence companies will be contacted for information.

NEW BUSINESS:

Board members met with an engineer from Dan-Kel Concrete -Cutting, Core Drilling, Scanning & Sawing company who has some expertise in Hydro Surveys and extensive knowledge about culverts and drainage issues. The engineer who came out on February 10, 2021 was extremely knowledgeable and helpful with insight and direction for the board as it related to our storm water drainage issues. He provided us with a follow up email with several different professionals in this line of work that the board can utilize in our quest to manage our storm water drainage problems. The Board will be following up to secure meetings with some of these professionals for routes to pursue to fix our existing problems and help with future storm water issues.

Note: after this workshop a letter was sent to homeowners via regular email and TownSquare with more thorough information regarding the development, Pelican Lakes, that is in the beginning stage of development immediately outside of our gates. The letter is also posted on pelicanbaypoa.com under the tab "Around the Bay". This letter offers further insight into the storm water issue and was sent as a courtesy to all homeowners, as

the Board is aware that the members will have several questions regarding the new development and its' effect on our community.

The Board is also staying in close contact with the storm water division at Horry County. If any homeowners have questions, it is the request of the Board to please contact one of us and we will do our due diligence to get your questions answered thoroughly and in a timely manner.

The Board has interviewed Roger Roy as a candidate for the POA attorney. Roger is well versed in POAs with extensive legal experience. He has been an attorney in our area for a long time and is very well respected. Another vote was necessary so the President, James, called a meeting to order and a motion was made (Krista) and seconded (Bunky) to accept Roger Roy as our POA attorney. All members were in favor. The vote passed to accept Roger Roy as the Pelican Bay POA attorney. The meeting was then closed and the workshop resumed. The Board is going to immediately have Roger draft language with the intent to amend our CCRs relating to short term rentals, board position term lengths, and boat lot rules and regulations as has previously been discussed. The proposed CCR amendments must be submitted to the community for a vote. This is just the preliminary step that must be done prior to a final vote if the community agrees with the proposed changes.

The Board discussed our accounts that were moved to Waccamaw Management as well as the accounts still held solely within the scope of Pelican Bay's POA. No determination was made about the issue. It was just brought to attention regarding the different accounts and their purposes.

With no further business, the board agreed to end the workshop at 8:30.