

First Quarter Meeting Minutes

March 26, 2025; 5:30 p.m.

Gazebo at Waterfront

Wednesday, March 26, 2025, Pelican Bay BOD held the first quarterly meeting for 2025 at the gazebo at the waterfront in Pelican Bay. Board members present for the meeting were Len Garbero, Matt Kuzdrall, Krista Cooper, and Nancy Vetter and Michelle Marlowe. Waccamaw Management staff, Michelle Wypych and Sierra Dube were also present.

Matt Kuzdrall presented the financial report.

Len made a motion to approve the minutes from the annual meeting on November 14, 2024. Michelle seconded the motion and the motion passed.

Old Business: Trees were planted to replace either dead or damaged trees at both the recycling bin and boatyard as well as at the common overflow parking/boat launch area.

Repairs to a pond outfall pipe have been completed.

The front entrance split rail fence that spans the front landscaping was pressure washed by the board on Saturday morning, March 22nd. The sensors on the security gates were repaired.

New Business: The board is getting quotes to repaint the split rail fence now that it has been pressure washed. Bids will be secured for repairing some of the plywood/driftwood boards at the waterway dock area. The Board is going to add some additional low voltage lighting at the front entrance and improve some landscaping on the incoming side of the community.

Discussions are currently underway regarding the use and management of the overflow parking area designated for boat trailers belonging to individuals who have launched their boats into the Intracoastal Waterway. Only trailers owned by a resident of Pelican Bay can be left there while the vessel is in the water. No visitors may leave their vehicles with attached trailers. The board is ordering hanging tags that must be displayed in the vehicle while it is there, or it will be subject to towing at the owner's expense.

Speed issues were discussed.

Tim Costner gave an update on the ARC business. He reiterated the rules regarding job site cleanliness, permitted work hours, etc.

Tom Scott raised concerns about contractors and subcontractors parking along the streets during construction. He specifically noted that their vehicles have, at times, blocked residents' driveways, creating accessibility issues.

Dave Rogers noted the issue has been addressed by the ARC and enforcement actions have been pursued.

The Board voted to approve revisions to the ARC guidelines for clarity and conciseness. The Board presented the 4 changes to the guidelines to the community. The new guidelines will be posted to Townsquare.

The floor was open for community input.

Wendy Rogers spoke about cleaning up after your pet, keeping your grass mowed, and using common sense to be a good neighbor.

Dave Rogers spoke about addressing repairs to the community.

There was discussion regarding the annual assessments. The budget is confirmed for this fiscal year, but an evaluation of the annual assessments can be explored for 2026.

Tom Scott requested a community yard sale for April 19th. Everyone is invited to participate.

Please remember to break down boxes for the recycling bin to save room for everyone to use.

Pelican Bay's speed limit is 20 MPH.

Len made a motion to adjourn and seconded by Krista. With no further business, the Board meeting was adjourned at 6:19 p.m.

Respectfully submitted,

BOD Secretary

Krista Cooper