

**Minutes of the Pelican Pointe Homeowners Association
Board of Directors Meeting
May 9, 2016**

The meeting was called to order by Elly Valas. Those present included Frank Parker, Caryl Shipley, Steve Susman, Elly Valas, Rowan Allen and Shawna Allen as well as six homeowners.

During the Homeowners Forum Gil Wierschke expressed concern that Shawna and Rowan have not returned calls in a timely fashion. Jaye Kephart (CC104) and Reba Walker expressed concern that our spring clean-up has not been completed. Reba also asked that Rowan help her find something to take up the grease that leaked on her sidewalk and patio from snow blowing.

Gislinda Engelmann MM104 asked whether tests were completed for Radon when our units were built. She also asked for clarification of the rule passed last month regarding short-term (e.g. AirBnB) rentals.

Barb Helmke (II101) also complained about the delay in getting the landscaping completed.

Committee Reports

- Newsletter—Steve reiterated that the deadline for submission is the 25th of each month..
- Landscape—Caryl reported that her committee and Shawna Allen walked the community with two representatives of Cocal—Roberto and Martin.
- Design Review—Linda Corry met with the new owners of unit E101 about a patio extension that has been approved.
- Social—Champagne brunch June 5. RSVP to Linda Corry

Approval of Minutes – Frank moved and Caryl seconded a motion to approve the amended Minutes from the April 11th meeting. The motion passed.

Manager's Report

- Shawna received RBC statement today. She will update the balance sheet with that information.
- ACH is now enabled for Pelican Pointe homeowners via Condo Café. Shawna distributed to Board members the instructions that will be mailed to homeowners.
- The new system is enabled to attach documents like private planting requests, leases, etc.

Repair/Maintenance

- Concrete work has been completed; Rowan will walk the property with Mallory Bitzer to determine what joint sealing now needs to be done.
- Jim will complete garage door painting when weather permits
- Rowan met with the owner of M102 Martha Lynch and has addressed her exterior siding issue.
- Rowan reported that he has not been able to get the DoorKing codes so that he can delete owners no longer in the community and new owners can gain access immediately. Rowan will

report by next month whether or not he can get the codes needed. If not, we will hire someone else to do it.

- Al Brule will give us a quote on providing a gate maintenance contract.
- Rowan received one very preliminary bid from Creative Landscapes & Garden, Inc. for replacing the front walls. It was a very rough approximation of what the project might cost—in the neighborhood of \$46,000 - \$75,000 depending on the material used.

Steve expressed concern with the length of time it has taken to get this important project underway. Rowan reminded the Board that they only agreed on a design plan last month.

Financial/Treasurer's Report—The approval of the April statements was tabled until next month. Frank and Steve both expressed confusion about the way the statements are presented. Shawna and Rowan will schedule a working meeting to help the Board better understand the statements as they are.

Old Business

- Eco-Roof has completed the roofing project. Final payment from the insurance company will not be coming from Lloyds of London for another several months. When we get it, which can take anywhere from two to nine months, we will complete payment to Eco-Roof.
- Steve will check with the gutter replacement company about completing the punch list so that they can get their final payment.

Meeting was adjourned at 7:15 pm.