

Minutes of the Regular Board Meeting

PELICAN POINTE HOMEOWNERS ASSOCIATION

April 20, 2015

This Meeting was convened at the Lighthouse Clubhouse at 6:00 p.m. President, Linda Corry, presided. Present also were the other four directors: Shipley, Helfant, Valks, and Susman. Representing CPMG, Inc., was Lina Kyle. Ten or eleven guests attended.

Homeowners' forum.

Reba Walker, #CC-101, requested authority to construct a short brick (or other material) barrier, off the edge of her patio, to inhibit persons from entering her patio "between the trees." The Board suggested that she file a formal application.

Chuck Schiell, #OO-104, described chronic violations of our Guest Parking Rules by multiple unknown persons. The Board reminded him that it's almost impossible, except by chance, to determine a vehicle's ownership, thereby inhibiting our ability to enforce these Rules. Kyle suggested that the descriptions of errant parkers' vehicles should be sent to her; and that CPMG employs a roving service to monitor these parking situations.

Jaye Kephart (#CC-104) inquired about the trimming of our trees which hang over or touch our buildings, creating gutter and animal-access problems. Susman said that Swingle Lawn & Tree had proposed to trim all our trees for \$15,000, to be done this July. It was suggested that a revised proposal from Swingle should be obtained, calling for trimming only those trees of that description—and not all our trees. It was also suggested by guest Cathy Moore (#G-103) that we obtain competitive proposals from Rushton, a tree service. Corry said that our landscape contractor, LandTech, will be trimming our infringing trees, but only up to a specific height.

Cathy Moore (#G-103) distributed to each director a preliminary draft of our revised Handbook, a formidable project. She reported that she will be working with Sheila Powell and Susman to provide a complete Handbook to the Board by its June meeting.

Design Review requests.

Susman reported that he and Helfant had viewed possible sites for a satellite dish installation at #SS-104 (Steve Sackman). They identified one site (trim-boards on the second-floor dormer) which would probably provide a clear signal from the satellite – unobstructed by a large tree which, when in bloom, could pose a problem if the dish isn't located appropriately. Susman identified secondary preferences for the installation and said he would so inform the applicant.

Corry reported that June Mullins is the new homeowner of #JJ-101. Mullins had applied for authority to build a large, imposing cage on her patio for her cats' use. The Architectural

Control Committee had rejected this application, as clearly violating our Rules regarding exterior structures and items allowed on patios. Kyle said that CPMG would so notify the applicant that she can file an amended proposal, which must comply with our relevant rules.

Violations.

Nadeshda VanVliet (#L-103) had received from CPMG a Second Violation notice and notice of a \$50. fine, for allowing her two dogs to bark, causing an alleged unreasonable annoyance to a neighbor. This respondent appeared, defending her management of her dogs. Among other matters, (a) she admitted that the dogs bark when their masters are away; and (b) she polled some immediate neighbors, only one of whom complained about the barking. The Board unanimously agreed to impose that fine, but to suspend it, providing no similar violations are reported in the ensuing three months. Kyle said she would so notify that homeowner.

Investment Committee.

Reggie Vegliante and Ted Fidger (#J-105) attended. She reported that this four-person Committee – Vegliante, Fidger, Helfant, and Susman – had spent considerable time and effort, over several sessions and at the office of RBC Wealth Advisors –to formulate an overall investment policy for our Association. Vegliante, Fidger, and Helfant had filed with the Board their “majority report,” following Susman’s “minority report.” There were some recommendations in both reports that were in agreement. Several others were contentious and resulted in disagreements between these two factions. Vegliante gave an impassioned plea for the majority recommendations. Susman countered with his differing recommendations. Whereupon, Susman proposed a compromise, by way of a motion (which was seconded by Valks and Helfant, and which passed unanimously):

-- Our HOA would continue to deal with RBC for its investment recommendations, consistent with our Rules governing our reserve fund investments.

-- RBC would be directed to recommend to the Board, as soon as possible, a \$100,000 investment with a maturity of three months; a \$100,000 investment for six months; and a \$100,000 investment for one year. It would keep in money-market fund(s), or the equivalent, the remaining \$48,000 (approximately) it holds.

-- The Board would retain management of its Sweep Account (a device for accumulating funds for the anticipated September and November annual bills for insurance premiums and wastewater assessment, respectively) at Citywide Banks; and control over its Reserve Account at Citywide. Our present operating budget calls for monthly transfers from our Operating Account at Citywide to both Sweep and Reserve accounts – although our cash position in the past approximately half-year has partially precluded such transfers in the budgeted amounts.

Minutes and financial statements. The Board unanimously approved the Minutes of our regular Board Meetings of February 16 and March 16, which had been prepared by Susman and previously modified by the Board. The Board accepted, subject to audit, the financial statements prepared by CPMG and dated 3-31-15.

Amended Rules and Guidelines.

The Board had previously approved in concept the banning of bird- and other animal-feeders. Previous drafts of rules so ordering were modified. Susman presented the latest iteration of Rule III(E) and slight modifications of Rule III(F). The Board unanimously approved these.

Susman had previously presented an amended Rule III(M), governing satellite dish installations and accompanying Guidelines for dish installers. The Board had requested modifications of these two documents, which Susman now presented. Both of these documents were thereupon approved unanimously. It was remarked that, eventually, both documents should appear in the Pelican Pointe area of CPMG's website. Meanwhile, Susman will publish the new Rule III(E), the modification of Rule III(F), and the new Rule III(M) in the May newsletter. In the June newsletter, he will publish the said Guidelines.

Ratifications (All were approved unanimously):

-- Aaron Cain, independent contractor. As of Apr. 1, he will provide services, especially responding to CPMG-originated work orders, for 80 hours monthly, for \$2800 (\$35 per hour). Extra hours in a calendar month will be compensated at \$40/hr. Fewer hours can be "carried forward" to the next month. Payment will be semi-monthly. Cain may perform tasks for individual residents "on his own time."

-- Sonny Fischer will attempt to sell our remaining four pieces of heavy equipment for a 50% commission. Susman reported that he arranged with Fischer for the pick-up of those items from CubeSmart, our leased mini-storage facility; and had moved the smaller items into our guardhouse; had terminated the arrangement with CubeSmart (\$180 prepaid rent refund is forthcoming).

-- Susman had caused Key-Rite Security to re-key the two locks at the guardhouse.

-- A specific chronically-delinquent dues account had been transferred to our attorneys by CPMG.

Rental units.

Kyle reported that CPMG was contacting homeowners whose address on their records is off-site – reminding them that our Covenants and policies require a copy of all leases to be

provided to CPMG within three days from execution; and requiring other compliances from Pelican Pointe landlords. Susman will specify those landlord obligations in the May newsletter.

Current repair projects, requiring Board approval.

The Board considered two bids for roof repairs at #Q-104, and opted to approve the proposal from SPCS for \$811.55, rather than one from WDR Restoration for \$4819.99.

The Board considered the proposal from WDR Restoration, regarding roof repairs at six units: #H-101, T-102, S-103, MM-104, V-103, and TT-103 -- \$16,772.82. Helfant moved to approve this consolidated bid. Her motion was seconded. Four directors voted in favor of the motion. Susman opposed it. Kyle will notify WDR of the approval. Valks remarked that we should have a proactive policy to anticipate (generally) these costly repair projects, which are too often presented to the Board as emergency matters. A more proactive policy might enable our managers to present to the Board some repair firms and proposals as alternatives, rather than our having to react precipitously.

Summer projects.

Concerning the following summer projects, CPMG, via Kyle, was instructed (a) to forbear from seeking bids for reconstruction of our entrance drain-pan, which will await an inventory of other concrete projects; and (b) to seek proposals for (i) the repair or replacement of our red brick pavers at our entrance; (ii) the repair or replacement of our white tiles on the entrance walls; and (iii) the stuccoing of the reverse sides of those walls. SPCS did provide a proposal for the fronts and backs of both walls last September. Susman possesses a proposal from several months ago regarding the pavers.

This Meeting adjourned about 8:45 p.m.

Prepared and submitted by Steve Susman.

Approved by the Board on May 18, 2015:

Linda Correy, Pres.