



PELICAN POINTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

February 08, 2021 @6:00PM

MINUTES

- I. Call to Order – February 08, 2021 meeting of the Pelican Point Board of Directors was called to order at 6:00 PM. Board members in attendance were Mary Gehris, Shelia Powell, Debbie Weed, Charles Kreiman, and Michael Heisler. Mike Workman was present representing Weststar Management.
- II. Guest Speaker – The guest speaker, Arron Norris with Premier Roofing, was not able to attend the meeting due to a scheduling conflict. Management updated the board based on conversations that were had with Aaron. Premier Roofing recommends that the Association agree to use a public adjuster that will work on the behalf of the HOA to come to an agreement regarding GFL and Sedgwick on the warranty and wind/hail damage claim. Information will be forthcoming on the agreement.
- III. Meeting Minutes – The board reviewed the meeting minutes from the January 11, 2021 Board Meeting. The minutes were accepted without objection.
- IV. Homeowner Forum –
 - a. Homeowners in attendance were Elly Valas, Ed Pickney, Danielle Zieg, and Nagendra Mamik. Homeowners asked that the roofing update be added to the newsletter. Owners felt that there was a lot of misinformation in the community about the status of the roofing and they would like to know where the board was really at. A small comment from management will be included in the letter.
- V. Financial Statements –
 - a. The board reviewed financial statements from 01.31.2021. It was reported that the snow removal for January was only \$850.00 and that the balance sheet looked in order. The 01.31.2021 financial statements were accepted by the board without objection.
 - b. Tax and Audit Forms: The board reviewed the proposal from Olsen, Reyes, and Sauerwein Accounting for the 2020 Audit and Tax preparations. A motion was made by Chuck, seconded by Sheila, to approve the proposal from ORS. The motion passed without objection.
 - c. Other: The board asked how many newsletters are printed and delivered to the owners. It was reported that 125 are printed and delivered to the mail kiosks. Around 15-20 are printed and mailed out to the offsite owners.
- VI. Committee Reports
 - a. Landscape Committee – It was reported that the chair for the committee has resigned, stating that she could not continue. The committee is on hold until another chair can be appointed.
 - i. The committee also reported that Brightview is working on a quote for the front entrance. Irrigation issues will need to go to management as the committee is not qualified to handle or repair the system. The committee would like a quote to replace



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the clock timer that has gone bad, location will be passed to management. Brightview will replace the sod and the bushes damaged by the snow removal at JJ 101.

- b. Social Committee: It was reported that there was no new business with the social committee. However, the welcome committee was rejuvenating and meeting with new owners when able. No owners have contacted Sheila with interest in joining either the social or welcome committees.
- c. ARC – No new business was introduced. Ed Pickney stated that he would like to drop his ARC request since the gutters are going to be cleaned in the spring.
- d. Other: No additional committee business was brought before the board.

VII. Old Business:

- a. Brightview: This item was discussed under the Committee Reports.
- b. PrepRite: It was discussed that PrepRite has scheduled the inspection for the painting and wood replacement for April of 2021. More details will be announced when the time draws closer. Michael asked that he be forwarded the meeting date and time so that he can join the meeting as the board liaison.
- c. Other: The board discussed the Ethics Policy for the Board of Directors. It was discussed that the board should follow the Roberts Rules of order and that there should be a policy to enforce it. A motion was made by Debbie, seconded by Mike to table the discussion and for the board to meet to discuss it further. The motion passed without objection.

VIII. New Business –

- a. Gutter Cleaning – Two bids were presented by management for the gutter cleaning. However, Premier's bid did not state how much per cleaning, only by liner foot. The board asked that management ask Premier to bid per cleaning, 2 times a year. This item was tabled until the next meeting in March.
- b. CondoCerts – Status letters: It was reported that there is a new owner in C102. The welcome committee has already reached out to the new owner.
- c. Other – No other new business was presented to the board.

IX. Correspondence -

- a. Newsletter –
 - i. The board reviewed the comments for the newsletter. The board requested that the update from the neighborhood watch be added, a blurb about the roofing, and homeowner vignettes be included to help the community to get to know each other.
- b. Violations – Violations were reported without discussion.
- c. Homeowner Notices – No other notices were presented to the board.
- d. Calendar – The board was presented with the 2021 calendar.
- e. Other – No other business was discussed.

- X. Adjournment – Hearing no further business brought before the board, the meeting was adjourned at 7:35PM.