



PELICAN POINTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

January 11, 2021 @6:00PM

MINUTES

- I. Call to Order – January 11, 2021 meeting of the Pelican Point Board of Directors was called to order at 6:13PM. Board members in attendance were Mary Gehris, Shelia Powell, Debbie Weed, Charles Kreiman, and Michael Heisler. Mike Workman was present representing Weststar Management.
- II. Meeting Minutes – The board reviewed the meeting minutes from the December 13, 2020 Board Meeting. The minutes were accepted without objection.
- III. Homeowner Forum –
 - a. No comments were made by the membership.
- IV. Financial Statements – The board reviewed financial statements from 12.31.21. It was reported that the snow removal invoices from 2020 have all been received and paid. The board questioned where the tax payment came from and what the phrase “Internal Control Issue” meant and what could be done about that. The board was advised that management would put the treasurer in touch with the Associations Tax and Auditor Accountant. The Financials were accepted without objection.
- V. Committee Reports
 - a. Landscape Committee – Nothing to report currently.
 - b. Social Committee – The committee reported that they received a list of the new owners. Those homes were visited, and a note was left on the doors. Management will send copies of the Welcome Letters sent to the owners from December.
 - c. ARC –Marcia Helfant advised that she will chair the committee. The committee chairs will be posted in the next newsletter.
 - d. Other – There were no other Committee Reports presented to the board.
- VI. Old Business:
 - a. Premier Roofing - Aaron Norris from Premier Roofing joined the meeting and discussed the status of the warranty and Wind/Hail damage claim. It was reported that this process will take some time, but they have already started working with the Single Manufacturer and have requested all documentation from the Insurance Company, Sedgwick, to review the claim.
 - b. Board Ethics – The board discussed the Board Ethics Policy that was presented to the previous board in November of 2021. New members of the board stated that they were unsure as to the reason for the policy and would like to see the Attorney’s response and recommendations before discussing it further. Chuck made a motion to create an ad-hock committee of owners to review the policy and the governing documents to fine a way around the Attorneys objections. The motion was not seconded and did not pass. The discussion was tabled to the executive session to discuss further.



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c. Other – None reported.

VII. New Business –


- a. Gutter Cleaning – The board discussed the gutter cleaning in the community. It was decided that due to the relationship with Eco Roofing and Solar and the potential litigation over the roofing issues, it would not be wise to have them continue with the gutter cleaning. Therefore, it was decided that the board would solicit bids from Premier Roofing. Management is waiting on the bid to present to the board.
- b. CondoCerts – The board was presented with the Closing Letter requests from November to December.
- c. Other – No other new business was presented to the board.

VIII. Correspondence -

- a. Newsletter –
 - i. The board reviewed the comments for the newsletter. The board requested that the rules for recycling be added to the letter. Also, there was an error in the Newsletter on the mailing address for the coupons. That will be corrected.
- b. Violations – There were no new violations to report.
- 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

IX. Adjournment – Hearing no further business brought before the board, the meeting was adjourned at 7:15PM.

On the behalf of the Pelican Pointe BOD

Approved:  Date: 2 / 8 / 2021