



PELICAN POINTE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING 07.12.2021 @ 6.00PM MINUTES

- I. Call to Order – The meeting of the Pelican Point Board of Directors was called to order at 6:06 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. Meeting Minutes – The meeting minutes from 06.14.2021 were approved by the board.
- III. Financial Statements –
 - a. The board reviewed the financial statements for the month of June 2021. Without objection, the board accepted the financial statements.
- IV. Committee Reports
 - a. Landscape Committee – A bid was presented from Brightview for the seven homes that had requested special plantings. The board accepted the committee’s recommendation to do the plantings. Brightview will be consulted on the best time to plant the trees and shrubs.
 - b. Social Committee – The lunch bunch will be rescheduled do to lack of interest from the owners. A new resident was welcomed in DD103.
 - c. ARC Committee – No new information was presented to the board.
 - d. Neighborhood Watch – 56 Residents attended the meeting last month. From that, there are 12 new volunteers for the committee. The pedestrian gate repairs has been rescheduled to the 19th of July do to reordering parts.
 - e. Other – No new other business was presented to the board.
- V. Old Business:
 - a. Roofing Update – Pivot has asked for the warranty information and the original invoice from the roofing installation. No other information was made available.
 - b. Prep-Rite – Repairs have been scheduled and owners will be notified prior to the work. Prep-Rite was asked to not place the siding on the concrete, but to leave a gap.
 - c. Snow Removal – A bid was presented to the HOA from CDI for the snow removal. Board tabled for more bids.
 - d. Other – There was no other old business presented to the board.
- VI. New Business –
 - a. Parking – The board discussed the parking in the community. Only board members and management are to tag vehicles for parking infractions.
 - b. HOA Signage and Flags – The board reviewed the rules and regulations for flags. The new law will require the HOA to allow all political flags. The board decided to remove the word “American” from the rules and regulations to comply with the pending legislation. Mary made a motion, seconded by Debbie. All voted in favor to remove “American” from the rules and regulations under the flag provision.
 - c. Gutter and Downspouts – The work has been completed. The board expressed some reservation as to the work as they felt there was not enough people on the property and the work was done too fast. It was reported that the work is warrantied and if there is an issue, it will be resolved at no further cost to the HOA.



PELICAN POINTE HOMEOWNERS ASSOCIATION

- d. Work Order History Report – It was reported that the current arrangement with the maintenance vendor was not working out. The vendor is non-responsive, and work is not being done. The vendor was asked to provide a history report each month, listing the duties and tasks completed. Management has received one of these reports in the last 7 months. Board agreed to bid out the services.
 - e. Other – None
- VII. Correspondence -
- a. Newsletter – The board discussed items to be added into the newsletter for August Newsletter
 - b. Violations – Held for the executive session.
 - c. Calendar – The board was presented with the 2021 calendar. The Annual Meeting needs to be held at Windsor Gardens. Management to schedule.
 - d. Other – It was reported that there is a tree leaning at MM101. Save A Tree to evaluate and report back.
- VIII. Executive Session – The board convened the open meeting at 7:30 PM and then entered the Executive Session.
- IX. Adjournment – Hearing no further business brought before the board, the meeting was adjourned at 8:22 PM.