

The Greens at Pelican Point HOA
Regular Meeting Minutes
Monday, July 16, 2018

No Town Hall

Board Meeting: Meeting called to order at 5:00 PM

Roll Call: Present: Jerry Arnold, Charles Huggins, Mona Hull, James Clinton Sr, Danny LaFrance, and Gabriella Hunter via phone. Craig Naden not present.

Approval of Minutes: Approved GHOA Board May 16, 2018 and June 15, 2018 Minutes. Motion – Charles Huggins. Second – Mona Hull.

Unfinished Business:

- 1. Election/Nominating Committee:** Danny LaFrance updated the voting forms to reflect three GHOA Board open seats and updated the Greens Residents address list and allocated \$53.55 in postage to mail Annual Meeting Notices to all Greens residents. Also, unanimously approved the Election Committee Chair and Members. Motion – Mona Hull. Second – Charles Huggins.
- 2. Activity Center AC:** Received bids from Accu-temp to repair (\$2,436.00) or replace (\$8,680) this unit. Two more bids have been requested. Repair of this unit in January cost \$1,300.
- 3. Street Repairs:** Work has started. However, current excessive heat conditions could possibly delay work completion until cooler conditions this fall. Additional surface-area work has been identified that will exceed the initial approved maximum of \$45,000. Additional funds (not to exceed a combined total of \$50,000) was approved by the Board unanimously. Motion – Charles Huggins. Second – Gabriella Hunter.
- 4. Gazebo:** The new posts that were recently installed were painted by Byron Beverly. The seating support wood needs replacement and will be spearheaded by Joe Zarlengo,
- 5. Greentree Resident request to leave Greens HOA and Join PP HOA:** After Consulting with GHOA Attorney and after considerable discussion by the Board, a consensus was reached to table this item until the next Board Meeting. The discussions surrounded whether transition should be allowed and, if allowed, approvals required to make such a transition: 1) Greens HOA Approval, 2) PPHOA Approval, and 3) Developer Letter of Negligence.
- 6. By-Law Amendment Proposal for Resolving Election Tie:** The proposed Amendment to the By-Laws Article VI, Section 3 was submitted to the Board for approval. The proposal adds two sentences: “The candidates receiving the most votes will be declared the winners. If a tie occurs, the qualified households remaining in attendance shall vote to break the tie”. The Board voted to bring the Amendment Change proposal to a vote by Greens residents at the August 15, 2018 Annual GHOA Board Meeting. Motion – Charles Huggins. Second – Gabriella Hunter. No Vote – Danny LaFrance.

7. **Electrical projects:** The Board voted to ratify the email vote approval for Electrical Projects expenditures. Work to be completed includes: 1) Replace flood lights at Park Mailbox area, 2) Replace Gazebo walkway lights, 3) Replace card room fluorescent ballast, 4) Seal breaker box in pool room from outside pests, 5) Activity Center Portal work: a) Replace Fluorescent bulbs, b) Replace Motion sensor, c) Replace 250W side flood bulb and d) Rewire Door Lantern bulbs. Total approved expenditure is \$1,147.00, of which \$250.00 was already charged for troubleshooting on July 7, 2018, leaving a balance of \$897.00. Motion – Gabrielle Hunter. Second – Charles Huggins.
8. **Street Light Improvements:** Requested one new LED light for evaluation to be placed on test pole at 5334 Courtyard Dr. The LED light covers a 105 feet radius vs the 50 feet radius of the existing lights. The street light at pole #23 remains out and has been reported to Entergy.
9. **Landscaping projects:** The following work was approved at the June 15, 2018 Board Meeting and has begun: 1) Replanting freeze damaged plants at Greens front entrance and Putters Lane island, 2) Bamboo area cleanup At end of Putters Lane, and 3) knock out rose removal and mulching at Community Center entrance (in preparation for fall landscaping), and 4) Sprinkler control maintenance at Community Center.
10. **Developer request to purchase common area along Putter's Lane:** The Developer's request/offer remains valid: \$7000.00 (\$3500 per site), and 10-year lease on parking area. A proposal to accept this offer and use the funds to improve lighting in the Putters Lane area was tabled until the next GHOA Board Meeting.
11. **Pool Bottom repairs:** In the process of requesting quotes for this repair.
12. **Activity Committee:** A prototype Greens Activity Flyer was presented to the Board by Committee Liaison Mona Hull. Kudos to Mona.

New Business:

1. **AC pool wall access closing options:** The Board is assessing options that have been presented along with possible liability issues and associated mitigating waivers. Legal opinion will be requested.

New Business – Other

1. **Greens News Letter and Monthly Calendar:** Volunteers are being solicited to assume responsibility for preparation and distribution of the Greens News Letter and Monthly Calendar. Three potential volunteers are being considered.
2. **Exercise Room Temperature:** Suggestions are being solicited to address the Exercise Room daytime temperature issue.
3. **Jam Session:** A Jam Session is being planned for August 12, 2018 at 5PM in the Community Center. The group that will be performing are our neighbors. All are invited to enjoy their groovy presentations.
4. **Nativity Scene:** A Nativity Scene has been offered to the Greens. This item has been referred to the Decorating Committee for disposition.
5. **Bicycle Rack:** A bicycle rack is in the process of being considered for placement at the entrance of the Activity Center. Further info will be provided by the next monthly GHOA Board Meeting.

Adjourn: Meeting Adjourned 0657PM. Motion to Adjourn – Charles Huggins, Second – Mona Hull.

Next Meeting: Annual Meeting, August 15, 2018 at 6PM.