

The Greens at Pelican Point HOA
Special Meeting Minutes
Wednesday, August 8, 2018

No Town Hall

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

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

Approval of

Unfinished Business:

1. **Activity Center AC** : Board President Jerry Arnold presented six quotes for replacement of the Pool Building AC unit ranging from \$7,000 to \$12,000, and three quotes for repair of the Unit that ranged from \$1,050 to \$2,436. A motion was made, seconded, and voted on unanimously to repair the unit at a cost of \$1,050. Motion – Charles Huggins. Second – Mona Hull.
2. **Greentree Resident request to leave Greens HOA**: The Board voted unanimously to deny a resident request to leave the Greens HOA. The Act of Restrictions requires a decision to be made at Act of Sale that is final and irrevocable. Motion – Charles Huggins. Second – Mona Hull.
3. **Electrical projects**: Projects have been completed successfully: Park mail box lights, card room fluorescent ballast, gazebo walkway light fixtures, activity center portal lights and motion sensor.
4. **Street Light Improvements**: A 100W LED Test Light was installed on street-light pole #10 on August 7, 2018. It is currently undergoing evaluation for possible installation on all Courtyard Drive street-light poles.
5. **Developer request to purchase common area along Putter's Lane**: The Board voted to accept the Developer's request for transfer of these common areas. This decision was based on the following factors believed to be in the best interest of the GHOA: a) The first area being requested is the bamboo area along the fence line next to the last lot on Putters Lane. b) The second area is along Courtyard Drive – running from Putters Lane to the Parking Area. c) Maintenance of these two areas cease to be responsibility of the GHOA. d) GHOA does not own the lots, but will receive \$3,500 per lot, for a total of \$7,000 in cash. e) GHOA will receive a 10 Year Lease (\$1 / year) on the Parking Area (as per our request). This action will commence upon receipt of a Formal Offer Letter from the Developer. Motion – Gabriella Hunter. Second – Craig Naden.
6. **Election Update**: Election Notifications were distributed to all Greens Residents via post card and made available at the Park and Activity Center mail box locations.

7. **Bicycle Rack:** The Board voted unanimously to ratify an Email Vote taken on July 7, 2018, to purchase and install a bicycle rack near the Greens Activity Center. Motion – Craig Naden. Second – Charles Huggins.
8. **Townhouse Painting Project:** The Board unanimously Approved a quote for the 4th phase of the townhome painting program. The Townhomes have their own reserve fund and the quoted amount is within available funding. Motion – Charles Huggins. Second – Craig Naden.

New Business:

1. **GHOA 2018-2019 Budget:** The 2018-2019 GHOA Budget has been prepared and submitted for approval at the August 15 Annual GHOA Board Meeting.
2. **Greens Social Activities:** A list of available Social Activities at the Greens is being prepared for distribution to all residents.

New Business – Other

Outgoing President Acknowledgement: GHOA Vice President Charles Huggins and other Board members extended words of gratitude and thanks to outgoing Board President Jerry Arnold for Outstanding Leadership during his tenure.

Adjourn: 4:52 PM Motion – Mona Hull. Second – Charles Huggins.

Next Meeting: Annual Meeting / Election August 15, 2018