

The Greens at Pelican Point HOA Minutes for the Special Board Meeting

Tuesday, January 22, 2019

No Town Hall Meeting - Special Board Meeting called to order at 4:00 PM

Roll Call: Present Charles Huggins, James Clinton, Craig Naden, Gabriella Hunter, Mona Hull, Keith LeJeune. Absent: Danny LaFrance

Charles Huggins stated that a Quorum was present to conduct the Board Meeting.

New Business:

Activity Center – Jerry Arnold, Building and Maintenance Committee Chairman gave an explanation as to why the Activity Center has mold in the Exercise Room and the Bathrooms. Jerry indicated that the dehumidifier wasn't performing for a two week period before anyone realized it. The humidifier monitoring system and controls are in the attic. After the DH unit was reset, a relative humidity gauge was placed downstairs so we have instant feedback on the DH performance. It was suggested that the actual DH controls be installed downstairs in a locked cabinet for easier access and maintenance. Jerry then submitted 4 estimates to the Board to remediate the wet insulation and ceiling tiles in the exercise room and bathrooms in the Activity Center. Questions were asked by the Board and Jerry answered all questions. Keith LeJeune volunteered to check with Hughes Insurance, our insurance company, and check if there is any insurance coverage to pay for cleaning the mold.

Darlene Kluka requested time to speak to the Board and Charles Huggins granted her request. She presented several ways on how the residents can help with the maintenance of the Activity Center.

A motion was made by Craig Naden and seconded by Keith LeJeune to accept the low bid from Advanta Clean, not to exceed \$8,000, and, in addition, to cap at \$1,000, the cost of moving the controls for the dehumidifier down from the attic to the exercise room, so that they would be more accessible. The motion carried unanimously.

A motion was made by Craig Naden and seconded by Mona Hull to adjourn the meeting at 4:45 P.M.

Next Regular Board Meeting: Thursday, February 7, 2019 With Town Hall Meeting

Gabriella Hunter, Secretary