

PELICAN POINT GOLF COMMUNITY HOMEOWNERS ASSOCIATION –  
ANNUAL MEETING MINUTES AUGUST 22, 2018

1. Call to Order: The Annual Meeting was called to order at 6:00 P.M. by Jerry Folse, President.
2. Jerry Folse welcomed the Pelican Point residents that were in attendance. The agenda was given out to the residents.
3. Jerry Folse introduced the Officers and Board of Directors; Jerry Folse, President, Mike Staal, Vice President; Gabriella Hunter, Secretary; Craig Naden; Treasurer, Board of Directors; Chris Crow, Sam Decoteau, Sherrie Despino, Tyre' Dupuy, R.J. Guillot, Colleen Labat, Pete Orosz, J. B. Esnard, John Wenzel and Charles Huggins, Greens Representative.
4. Gabriella Hunter, Parliamentarian stated that the Annual Meeting will be conducted in accordance with Robert's Rules of Order.
5. Proof of Notice was signed by Jerry Folse, President and Gabriella Hunter, Secretary.
6. Approval of Minutes: Motion was made by Chris Crow and seconded by Steve Estopinal to accept the minutes from the August 23, 2017 Annual Meeting as presented. Motion carried.
7. Jerry Folse introduced Councilman Bill Dawson and Clay Schexnayder, District 81 State Representative.
8. Bernie Howard, President of the Pelican Point Garden Club explained about the Garden Club. She also explained the Yard Of The Month Awards. A random drawing from all monthly winners for Yard of the Year was done, and Dan and Sissy Bourgeois were the winners. They were awarded a \$100 Gift Certificate from Lowes.
9. Jerry Folse reported on the HOA Large Accomplishments and Projects for the year 2017-2018.
  - a. New Playground equipment installed; sand was removed; play area was raised; wood chips added and new garbage cans were put out.
  - b. Highway 44 Fence along Townhomes was repaired and painted.
  - c. Four Security Cameras were installed at each entrance /exit and 2 HI Definition Recorders were added.
  - d. Security Station stucco was repaired and painted.
  - e. New Landscaping design and upgrade at rear entrance was complete. Landscaping upgraded at Front Entrance.
10. Gabriella Hunter, Social Chairman reported on the HOA activities held in

2017-2018. 4<sup>th</sup> of July Celebration July 1, 2017, and July 1, 2018; Gumbo CookOff and Fall Festival, October 28, 2017; New Year's Eve Celebration, December 31, 2017; Jambalaya CookOff Fall Festival October 14, 2018; Fundraiser for 5<sup>th</sup> Ward Fire Department; Christmas Ladies Dinner, December 11, 2018, and Crawfish Boil, April 2019.

11. Pete Orosz, Chairman of the Safety & Emergency Preparedness Committee reported the following:

- a. Security cameras, HI Def DVR's, and internet were installed at each entrance/exit. Sheriff's Office has ability to view camera feed.
- b. Maintenance program set up with security company to maintain cameras and equipment.
- c. Outsourced security guards; oversee security company to ensure Pelican Point standards are met.
- d. Increased Sheriff's Office patrols.
- e. First Responder keypad added to back entrance.
- f. Entergy has marked locations for new street lights and will replace existing bulbs with LED bulbs.
- g. Residents are encouraged to contact the Sheriff's Office to report speeding and traffic violations, reckless operation of Golf Carts.

12. R.J. Guillot, Chairman of the Street Improvement Committee reported the following:

- a. HOA Board Members attended multiple meetings at the Parish Government Center with the Parish Representatives and other members of the Drainage and Transportation divisions. The Parish will have an engineering firm to determine the deficiencies with Pelican Point streets and drainage. The Parish will put out an RFP for the work outlined by the engineering firm. The work will be done in stages. Residents are encouraged to contact the Parish regarding street and drainage issues. Potholes can be reported online.

13. Jerry Folse, Chairman of the Drainage Committee reported that a joint effort was established between the committee and the Parish Officials, engineers and Pelican Point Officials to work together to solve the drainage problems. The committee members are also working with the Street Improvement Committee and the Parish Transportation and Drainage Committees.

14. John Wenzel, Chairman of the Maintenance Committee reported the following:

- a. Repair and replacement of traffic bridge.
- b. Repair and replacement of fence along Townhomes.
- c. Repair of Security Station.
- d. Irrigation and well repairs.
- e. Tree trimming around street lights and rear entrance.
- f. Street repairs on Mallard Cove Drive and partial replacement of fence.
- g. New STOP signs, Speed Limit signs, No Fishing signs, Camera Surveillance signs added.

h. Triploid Carp added to troubled Ponds; Lake chemicals and monthly maintenance.

- i. Fountain repairs and maintenance.
- j. Rear entrance gate repairs and new caution lines painted.
- k. Shed at rear entrance repaired.
- l. Pressure wash entrance and sub entrance signs.

15. Sam Decoteau, Chairman of the Landscape Committee reported:

- a. Tyre'Dupuy joined the Committee.
- b. New Landscaping design and plants at back entrance.
- c. Upgraded landscaping design and plants at front entrance.
- d. New Irrigation system added to front entrance; changed from well water to city water.
- e. Irrigation problems addressed and repaired.
- f. Upkeep to all Common Areas and subdivision entrances, grass cutting, mulch, flowers and plants.
- g. Upkeep to grass on HWY 44 along Mallard Cove.
- h. Upkeep to grass in ditch between Mallard Cove and Jonathan Alaric.
- i. Upkeep to Baseball Field and Playground.
- j. Shrubs on River Winds Court removed, sod will be added.
- k. Pampas Grass along HWY 44 and Mallard Cove will be cleaned out and the Fence repaired/replaced in Fall 2018.

16. J. B. Esnard, Chairman of the Architectural Control Committee (ACC) reported:

- a. ACC Meetings are held on the 3<sup>rd</sup> Wednesday of each month to review requests for exterior home improvements, fences, pools, pergolas, windows, tree removal, house painting, etc.
- b. Added a \$500.00 deposit for certain exterior home improvements, deposit refunded upon completion of project.
- c. ACC Standards and Guidelines, ACC Submittal Form and other construction related documents are available on the HOA Website.
- d. Monitors new home construction sites – currently 3 are being built.
- e. Neighborhood inspections.

17. Marianne DeRoner, HOA Office Manager reported:

- a. Quarterly Newsletr sent by email.
- b. New email service for email communications.
- c. New Resident Welcome packets.
- d. Restrictions reviewed with new residents.
- e. Bi-weekly neighborhood inspections, follow up on issues found and/or reported
- f. Resident Directory available on the HOA Website.
- g. Online dues payments introduced.
- h. Website updated and active Facebook page.
- i. Store garbage cans in the garage.
- j. Park vehicles in the garage or driveway if possible, not on street or grass, or empty lots.

- k. Trailers, boats, motor homes, vehicles cannot be stored on the street, lot, or driveway.
- l. Keep your yards and flower beds maintained and free of weeds.
- m. Each lot owner is responsible for maintaining the Lake immediately adjacent to the water's edge.
- n. No person's not living adjacent to lakes shall have use to that lake.
- o. Golf Cart operators must be 16 years old. Liability Insurance is required on the Golf cart.
- p. Animals are not permitted to roam free.

18. Jerry Folse reported that the Current Membership in PP is 653; The Greens 167; Townhomes 65; Total 885.

19. Jerry Folse reported on steps taken with unpaid dues. Dues are due on June 1, 2018. \$25 a month late fees are applied. Turned over to attorney after 90 days. Lien placed on home. Judgment filed. Wage garnishments. As of today 36 residents are unpaid; 6 liens, 4 judgments, 1 wage garnishment.

20. Craig Naden, Treasurer and Chairman of the Finance Committee reported.
- a. In 2017 broke even with revenue and expenditures.
  - b. The Bank accounts are FDIC insured. Purchased a 3 year CD for \$100K.
  - c. Initiated a Committee to update the PPHOA Reserve Study.
  - d. 2018 Budget created.
  - e. Balance Sheets, Profit & Loss Reports, Budget 2018 are available on the HOA Website.
  - f. The Profit and Loss for Fiscal Year 2017 was presented.

21 Chris Crow, HOA Board Member, gave a power point presentation on the Proposed Changes to the Pelican Point Bylaws and Articles of Incorporation. A motion was made by Gabriella Hunter and seconded by Craig Naden that a vote to accept the two proposed changes will be done by ballots. Motion carried.

22. Jerry Folse introduced Marie Estopinal as the Nomination Chairman. Marie introduced Sandy Cusick and Barbara Curtis as Committee Members and Gabriella Hunter as the Board member. Marie stated that the following 5 Candidates placed their name for nomination for the 2018-2019 Board of Directors, which is a 3 year term. James Darby; Sherrie Despino; Beau Diez; Jerry Folse; Craig Naden; Pete Orosz; Lance Poche, and Brian Wright. Jerry Folse asked for nominations from the floor, there being none, the nominations were closed. Ballots were distributed to the residents with explanation to vote for 5 candidates and to vote Yes or No to approve the amendments to the Bylaws and Article of Incorporation. Ballots were collected. Jerry Folse introduced the new Board Members; James Darby; Sherrie Despino; Jerry Folse; Craig Naden; and Pete Orosz; . At the Pelican Point HOA Annual Meeting on August 22, 2018, 82 households were represented. 81% of the represented households voted in favor of amending the Pelican Point HOA Bylaws and Articles of Incorporation. The vote count for the amended Bylaws and Articles of Incorporation in the 2018 annual meeting were: 81 total

votes (75% is 61 votes); 65 Yes to the Amendments; 16 No to the amendments. The amendments passed.

23. A Question and Answer period followed in accordance to Robert's Rules or Orders. Residents were given cards to write their questions. The cards were collected and Jerry Folse answered their questions within the allotted time.

A motion was made by Pete Orosz and seconded by Craig Naden to adjourn the meeting at 7:50 P.M. Motion carried.

#### ADDENDUM TO THE BUSINESS MEETING:

Election of New Officers for August 2018 to August 2019 was held.  
The following Officers were elected by acclamation:

President – Jerry Folse  
Vice President – Chris Crow  
Secretary – Sherrie Despino  
Treasurer – Craig Naden

The Board will meet the second Wednesday of each month, starting September 12, 2018 at 6:00 P.M. at the HOA Office.

Submitted by Gabriella Hunter, PPHOA Secretary

