

PELICAN POINT GOLF COMMUNITY HOMEOWNERS ASSOCIATION –  
ANNUAL MEETING MINUTES AUGUST 23, 2017

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 in attendance and also the new 2017-2018 Directory.
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, R.J. Guillot, Sam Decoteau, Bill Dawson, Robert Nance, Gail Lonibos, John Wenzel, Pete Orosz, Colleen Labat, and J. B. Esnard. Each member introduced themselves.
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 Bill Dawson and seconded by John Lacy to accept the minutes from the August 31, 2016 Annual Meeting as presented. Motion carried.
7. Introduction of Councilman Bill Dawson and Clay Schexnayder, District 81 State Representative. They both gave a presentation concerning Pelican Point on streets repairs, new developments, flooding, and drainage issues.
8. Annual Report given by Jerry Folse, President
  - a. The 2016 Fiscal Year Audit Report was completed and the Pelican Point HOA is in compliance.
  - b. Current Membership between Houses and Lots in Pelican Point is 661; The Greens 153; Townhomes 65; Total 879.
  - c. Steps Taken With Unpaid Dues: \$25 a month late fees; Turn over to our attorney after 90 days of nonpayment; Lien placed on home; Judgment Filed; Wage Garnishments. Currently 30 residents are unpaid; 10 of which are with our attorney. Collection Agency was not successful, therefore we will no longer use them to collect unpaid dues.
9. Financial Report given by Craig Naden, Treasurer
  - a. The Profit and Loss Figures from June 2016 – May 2017 were presented. Craig gave an explanation concerning the figures.
  - b. The July 2017 Balance Sheet figures were presented. Craig gave an explanation concerning the figures.
  - c. A Finance Committee was formed consisting of Craig Naden, Bob Nance, Penny Anderson, Gabriella Hunter, Marie Sciortino and Dale Lewis.
  - d. A new 2017 Budget was created.

- e. A new Financial Policies and Procedures Handbook was adopted.
- f. All Financial Documents are available on the website [www.pelicanpointgc-hoa.org](http://www.pelicanpointgc-hoa.org)

10. Sandy Cusick, President of the Pelican Point Garden Club explained about the Garden Club. She also explained the Yard Of The Month Awards, and the Yard of the Year Award that was won by Darrell and Cynthia Trosclair. They were awarded a \$100 Gift Certificate from Louisiana Nursery.

11. Community Activities Report given by Jerry Folsie, President

a. 2016 –New Year’s Eve Celebration December 31, 2016 at Club House.

b. 2017 – July – July 4<sup>th</sup> Celebration at Club House.

Activities Planned for 2017-2018 - New Social Committee is planning on the following:

a. Fall Festival October 28, 2017 at Club House.

b. Pelican Point Ladies Christmas Dinner December 12, 2017 at Club House.

c. December; New Year’s Eve Celebration December 31, 2017 at Club House.

d. Spring – 2018 Spring Event

12. Speeding, Safety, Streets Reports given by Jerry Folsie, President

Formed 2 Committees – Street Improvement, R.J. Guillot Board Representative, Chairman, Todd Rybicki and Safety and Emergency Preparedness Committee, Mike Staal Board Representative, Chairman, Betty Gravois.

Future Projects – Street Light audit by Entergy, continued communication with Sheriff Department about Golf Carts and speeding.

13. Safety and Emergency Preparedness Committee Report given by Mike Staal, Vice President, Mike Staal Board Representative, Betty Gravois, Chairman.

a. Speed Sign installed.

b. Crime tips done by Pete Orosz, posted on website.

c. Sheriff’s Department increased presence requests.

d. Emails about Golf Cart Safety.

e. License Plate Camera installed in various areas.

f. No Fishing Signs installed in various areas.

g. Security Guard Hours changed to 7:00 PM to 2:00 AM

h. Residents are encouraged to contact the Sheriff Department to report speeding, children in Golf Carts, etc (225-621-8300 option 1-Dispatch)

14. Streets Improvement Committee Report given by R.J. Guillot, Board of Directors - R.J. Guillot Board Representative, Todd Rybicki, Chairman.

a. Parish has acknowledged drainage is subpar and pipes are broken throughout the subdivision, causing roadways to cave in.

b. Parish has addressed a few of the major problem areas.

c. To properly repair and correct all drainage and roads will cost approximately \$8-10 million dollars.

d. Reached out to Parish President and Parish officials for updates and to discuss how to make Pelican Point a priority.

- e. Bill Dawson has been helpful in providing information and updates about the work that has been completed. He played a part in getting the problem areas addressed.
- f. The Committee is looking for members to join and to help.
- g. Residents are requested to contact the Parish Pavement Management Division about road conditions (225-450-1013).

15. Landscape and Upkeep – Sam Decoteau Board of Directors and Chairman

- a. Upkeep front gates and back gates.
- b. Upkeep subdivision entrances.
- c. Upkeep of all Common Areas.
- d. Playground and Baseball Field maintained.
- e. Clean Pampas Grass and Ditch on Hwy 44.
- f. Pelican Properties and Royal Lakes Landscape added to the vendor list for upkeep.
- g. Removal of dead foliage.
- f. Landscaped circle on Green Tree Avenue.
- g. Future Projects: Replace old foliage, Homeowners suggestions are welcome. Contact the HOA Office.

16. Maintenance and Upkeep – John Wenzel Board of Directors and Chairman

- a. Herbicide treatment of residential lakes and ponds.
- b. Fountain and Aerator maintenance by the front Gate.
- c. Irrigation Repairs.
- d. Tree trimming around street lights.
- e. Miscellaneous electrical repairs.
- f. Street repairs on Mallard Cove Drive.
- g. Children at Play Signs on Mallard Cove Drive
- h. New Stop signs and speed limit signs in some areas.
- i. Future Projects: Stucco repairs to Guard House, Street repairs to Mallard Cove/Hidden Cove, increased pond maintenance, adding Triploid Carp.

17. ACC Committee Report given by Jerry Folse, President - The Committee is up to date with all their projects.

18. Playground and Ballpark Report by Mike Staal, Vice President

- a. Executed Lease of new Playground and Ballpark for \$1.00 a year for 20 years.
- b. Received quotes on new playground equipment, benches, trash receptacles, and sand replacement.
- c. Budget approved for new playground.
- d. New Playground will be ready around October.

19. Communications Report by Jerry Folse, President

- a. 2017-2018 Directory created at no expense to the PPHOA.
- b. Resident Survey.
- c. Active Facebook Page Pelican Point HOA.
- d. Website updated.
- e. Email communications from HOA Office.

f. New Office Staff.

g. New Office Hours – Open 5 days a week.

20. Nominating Committee Report by Betty Gravois, Chairman

The following 6 Candidates placed their name for nomination for the 2017-2018 Board of Directors; Gabriella Hunter, Mike Staal, Chris Crow, Nico Eymard, Troy Harris, and John Lacy.

The new Board of Directors elected for a 3 year term are: Gabriella Hunter, Mike Staal, and Chris Crow.

21. Questions and Answers Period Followed in accordance to Robert's Rules of Orders.

a. Residents were given cards to write their questions. The cards were collected and Jerry Folsie answered their questions within the allotted time.

A motion was made by Pete Orosz and seconded by Gail Lonibos to adjourn the meeting at 7:13 P.M. Motion carried.

#### ADDENDUM TO THE BUSINESS MEETING:

Election of New Officers for August 2017 to August 2018

The following Officers were elected by Acclamation:

President – Jerry Folsie

Vice-President – Mike Staal

Secretary – Gabriella Hunter

Treasurer – Craig Naden

The Board decided to meet monthly the Second Wednesday of each month, starting in September. The September Board of Directors Meeting will be held on September 12, 2017 at 6:00 P.M. at the HOA Office.

Submitted by Gabriella Hunter, PPHOA Secretary