

PELICAN POINT HOA BOARD OF DIRECTORS MEETING MINUTES FOR
JULY 27, 2017

Meeting called to order by President, Jerry Folse at 6:00 P.M.

Present: Jerry Folse, Mike Staal, Gabriella Hunter, Pete Orosz, John Wenzel, RJ Guillot, JB Esnard, Bill Dawson, Sam Decoteau, Bob Nance,

Absent: Gail Lonibos, Craig Naden, Colleen Labat

Also present was Marianne DeRoner, HOA Office Manager

Jerry Folse stated that a Quorum was present.

A motion was made by Bob Nance and seconded by Sam Decoteau to approve the May 30, 2017 Board Minutes as written. Motion carried. The May 30, 2017 Minutes will be placed in the Pelican Point Website. Motion carried.

Old Business:

1. Streets and Drainage Improvement Committee Update – R. J. Guillot and Bill Dawson In June and July, RJ Guillot sent email to Bill Dawson, and Mr. Matassa asking for an update on the roads problems and conditions in Pelican Point and requested an update to this matter. Bill Dawson replied that the main problem is erosion from sewer and/or storm drain pipe leaking. To completely repair all the streets it would cost about \$10 million dollars and the Parish only allocated \$8 million per year in the parish. The Parish is aware of the problems in Pelican Point and is working on getting additional moneys. The Parish is currently repairing the bad places in the streets with the asphalt machine and they will continue this until they complete all the major repairs.

2. Safety and Emergency Preparedness Committee – Marianne DeRoner reported that the resolution that the Board approved was mailed to the Ascension Parish to conduct an engineering study on the lighting in Pelican Point. Marianne DeRoner reported that Russ Bailey sent her an email stating that he spoke with Flo, employee of the Parish, and that he expressed the Board concerns to her regarding the lighting. That there are several areas that have no lighting and in need of lamps, some areas with broken lamps and some areas where trees and foliage have overtaken the effectiveness of the lamps. Flo is pulling the original plans of the subdivision and will go over those plans with her lead lineman and foreman. They will then do a physical audit on the neighborhood and schedule a meeting with the Board to go over their findings. This may take several weeks to be completed. Russ Bailey will report back to Marianne when he hears anything further.

3. Security Guards – Mike Stall/ Jerry Folse/Pete Orosz
Jerry Folse asked to table the decision of outsourcing a Security Company until a later date.

4. Communications – Marianne DeRoner reported that everything is up to date with the Website. Facebook is being used. Bill Dawson requested that the emails sent by Marianne concerning issues for the Pelican Point residents and the issues for the Golf Club be under a different heading or email address. Marianne will look into creating a new address for the Golf Club.

5. ACC Report – J. B. Esnard –

Currently the deposit schedule is as follows: New Construction - \$2,500.00 with all returned except \$1,000 and any fines that have been incurred; Swimming Pools - \$500.00 with all returned if pools follow submittal and restrictions. Presently we have no deposit required for Fences. JB is proposing that a deposit of \$500.00 be required to insure that all Fences are built as presented to the ACC and follows all restrictions.

A motion was made by Gabriella Hunter and seconded by Bob Nance that a deposit on all work that comes through the ACC, with the exception of Landscaping and Gutters. Also that a \$500.00 deposit be required for putting up Fences This mater will go into effect on August 1, 2017. Motion carried. This information will be communicated to the residents.

6. Landscaping – Sam Decoteau – Sam signed a contract with Pelican Point Property to cut the grass the keep clean the Pelican Point Common Grounds and Playground. He also signed a contract with Ground Control to keep Pelican Point clean, cut grass and looking good.

7 . Maintenance – John Wenzel –

a. PPHOA to approve seeking estimate for small flat bottom pirogue for use in raking algae/weeds from ponds when needed. .Marianne will contact insurance company to inquire about liability we might incur.

b. The pond behind the property located at 40600 PP Parkway. Owner is asking for us to install a fountain or aerator. According to Aquatic Solutions, the problem stems from grass clippings falling into the pond when weed eating/mowing along the water's edge. Also, high temperatures are a contributing factor that promotes algae. Even though all ponds are treated chemically on a monthly schedule (approximately \$12,000 - \$13,000 thousand per year for ponds directly aligns to residential property); heavy rainfall dilutes the chemicals resulting in the treatment being compromised. John will look into this matter and resolve the problem.

c. The Board approved to hire a deputy from the sheriff's office to attend PPHOA Annual meeting for security purposes.

8. Waste Pro – Jerry Folse reported that Waste Pro has invoiced and mailed the invoices to the residents in Pelican Point by the second week in July. Prices are Regular \$70.50 and Seniors \$58.50 a quarter.

9. Document Complaints Form; Ride Around Form –Marianne DeRoner

Marianne reported that she is doing the Ride Around. She has a new system that sends information to the residents that are in violations and explains to them what restrictions they are in violation. She also has a follow up format, and this program is working very well.

New Business:

1. Treasurer Report – Jerry Folse

- a. As soon as the June reconciliation is performed Craig will be sending the Board the Financial Statements continuing on a monthly basis.
- b. The PP Profit and Loss Report for June 2016 – May 2017 has been sent to the Board.
- c. Craig also completed moving excess monies (not FDIC Insured) from UCB to First American Bank; Successfully started using the new 2017/2018 Budget, using a revised and condensed Chart of Accounts, for the June 1, 2017 to May 31, 2018 fiscal year. The PPHOA finances are in good shape.

2. AUDIT – Jerry Folse reported that the final Audit Report from Mike Schexnayder has been completed. Mike Schexnayder was in agreement with the new Financial Policies and Procedures Handbook that was adopted by the Board. Based on the adherence to the changes that the Board recently adopted will improve the financial internal controls.

3. Vandalism – Jerry Folse reported that the fence blocking the path from Dollar General to Pelican Point which was broken down has been repaired.

4. “SIGNS” in Pelican Point –Mike Staal reported that the 3 signs are in. Two “No fishing” signs and one “No Soliciting No Outlet Camera Surveillance” sign have been installed. Mike recommended to the Board that we order more signs for “Speeding” and replace the Stop Signs that are old.

5. Social – Marianne DeRoner reported on the Social for the 4th of July Celebration. We came under budget. A great time was had by everyone that attended. Ralph’s cooked the and served the food. The Blow Up Games were enjoyed by the children. Kyle Labat sang and played music, and Fire Works at 9:00 PM.

A Motion was made by Gabriella Hunter and seconded by Bob Nance for the PPHOA to have a “Fall Festival” on Saturday, October 28, 2017. Further details will be given later on. Motion carried.

Marianne stated that she would like for the PPHOA to have at least 4 Socials per year. Easter Bunny Egg Hunt; Fourth of July Celebration; Fall Festival; New Year’s Dance Party.

6. 2017–2018 Directory for Annual Meeting on August 17th - Gabriella Hunter reported that she sent out 45 emails to local business. 19 ads have been sold . 350 copies of the Directory will be printed. Cost \$1,600. The Directory will be distributed at the August 23rd Annual Meeting.

7. Playground Lease and Issues – Jerry Folse / Mike Staal

A Lease for \$1.00 for 20 years lease was signed by Jerry Folse and Doug Diaz. The Playground now belongs to the PPHOA to be kept clean and grass cut.

A motion was made by Sam Decoteau and seconded by Mike Staal to get a complete bid in getting a new Playground, complete with new equipment, etc. Motion carried.

8. Annual Meeting - Jerry Folsie reported that the Annual Meeting will be held on August 23, 2017 at the Golf Club House for 6:00 P.M. Announcements of the meeting have been sent to all the residents by mail and e-mail. There are (3) Board Position to be filled at the Annual Meeting. Off the Board are: Bill Dawson, Gabriella Hunter and Mike Staal. Residents interested in placing their names for nominations need to fill out their resume which is listed on the Pelican Point Website. Proxy votes need to be filled out at the HOA Office. Deadline for resume and proxy votes is August 16, 2017.

P.S. A Nominating Committee was approved by the board by email on July 29, 2017. Chairman Betty Gravois; Committee Member Barbara Curtis; Board Contact RJ Guillot. Discussion was held concerning the number of Board Members that need to serve on the Board. According to the Bylaws, Article III, Section 1, Sub-Section A. Number: The number of Directors shall be adjusted to grow with the "population" but not to exceed 1/50th of the homeowner count. We have approximately 800 residents that live in Pelican Point, which includes the Greens and the Townhouses. 1/50 comes to 15 Board Members, but we can have less than 15.

Two Board of Directors positions are still open from the unexpired term of Ashley Landry and Marianne DeRoner.

A motion was made by Gabriella Hunter and seconded by Bob Nance to adjourn the meeting at 7:30 P.M.

Submitted by Gabriella Hunter
Pelican Point HOA Secretary

