

PELICAN POINT HOA BOARD OF
DIRECTORS MEETING MINUTES FOR JANUARY 11, 2017

Meeting called to order by President Jerry Folse at 6:00 PM

Present: Jerry Folse, Gabriella Hunter, Mike Stall, Craig Naden, John Wenzel, Sam Decoteau, R.J.Guillot, Gail Lonibos, Marianne Deroner, Colleen Labat and J. B. Esnard

Absent: Bill Dawson, Ashley Landry, Chad King, and Bob Nance

Jerry Folse stated that a Quorum was present.

Approval of the October 5, 2016 Board Minutes were approved by e-mail by the Board on October 14th and placed on the Pelican Point Website. The Board approved the minutes again at the 1/11/17 board meeting.

Old Business:

1. Street sign: Mike Staal reported that the Sign is in and is working.
2. Communications Update: Marianne Deroner stated that the Pelican Point Website is up to date. The Board approved that she will be the only person to update the Website. Facebook is getting a lot of “Likes” and she is posting information about Pelican Point.
3. Waste Pro Delinquent Accounts – Being collected by Angie Carbo.

New Business:

1. Waste Pro Presentation on Rates and Services - Waste Pro Delinquent Accounts– Jerry Folse, introduced Randy Waterlander, Division Manager of Waste Pro, and Jessie Murphy. Randy gave a presentation on Waste Pro. He stated that as of now 90% of the Greens Residents use Waste Pro and 70% of the Pelican Point residents use Waste Pro. If 95% of both the Greens and Pelican Point residents sign up for Waste Pro, then Waste Pro will give us new rates as follows: the new rates would be Quarterly : Senior Rate from \$61.50 to \$53.00; Homeowner \$73.50 to \$65.00 with current services **Invoiced by HOA**. Other rates are as follows: Senior Rate from \$61.50 to \$58.50; Homeowners \$73.50 to \$70.50 with current services **Invoiced by Waste Pro**. Board agreed to make a major push to encourage residents to use Waste Pro in an effort to get 95% of residents to use the Waste Pro service. A motion was made by John Wenzel and seconded by Gabriella Hunter that if 95% of the Pelican Point residents sign up for Waste Pro, then Waste Pro will do their own billing.
2. Employee Handbook Review and Approval – Discussion was held on the Employee Handbook. The Employee Handbook was unanimously approved by

the 10 Board Members in attendance at the meeting. Major changes to current practices, which were covered in the Handbook, were individually voted upon and approved by the Board. A motion was made by Sam Decoteau and seconded by Colleen Labat to approve the Handbook as presented. Motion carried.

3. Financial Policy Review and Approval – Discussion was held about reviewing the financial policy, and since the financial figures have not been updated, the approval of the policy will be postponed at a later date, when the figures are brought up to date.
4. 2017 Budget Review and Approval – Discussion was held concerning review and approval of the 2017 Budget. A motion was made by Colleen Labat and seconded by Gail Lonibos that since the financial figures have not been updated, the approval of the Budget will be postponed until we have the updated financials figures for the March Board Meeting
5. Expense Report Review – Discussion was held that we have an Expense Report and it is used when needed.
6. Establishing Goals and Objectives for 2017 –
 - A. Budget set up for the Board to adequately monitor financial performance of HOA.
 - B. Continue to improve safety awareness in community and use traffic data to identify opportunity for improvement of traffic control.
 - C. Continue communication efforts to improve HOA Office.
 - D. Improve services to residents.
 - E. Identify and implement improvement to Security.
 - F. Upgrade landscaping and irrigation.
 - G. Increase Social Activities to improve communication relations.
7. Security and Maintenance – Discussion was held on putting Iggy's from hourly to salary. Motion was made by John Wenzel and seconded by Craig Naden to keep Iggy as an hourly employee. The Board discussed into looking to outsource Security Guards to a private Security Company.

Committee Reports -

1. Street Improvement Committee – R. J. Gulliot stated that Todd Rybicki, Chairman of the Committee, and him met with State Representative Clay Schexnayder.

Clay stated he will speak to the parish president and try to bring the problem to their attention. He also stated we need to work with Bill Dawson on this matter because this covers his territory. After speaking to Bill Dawson we were able to be put on the Traffic and Road Committee agenda for the parish. During that meeting Bill Roux from the parish outlined the problems with our streets to the committee. He estimated this would be close to a \$10 million project which could be stretched out over several years. He did state that he plans to start construction on a small section of the road after the first of the year. This will consist of replacing all of the drainage and the roadway which will also be able to provide a more realistic cost for the overall project. I think they also mentioned this overall project needs to be presented in front of the Parish Council. It was also discussed that the parish could possibly use funds from the drainage budget to fix this issue since drainage is affecting the roads. He will follow up with Bill Dawson to see what is next in line.

2. Drainage – Bill Dawson - R. J. Guillot stated Drainage is tied in with the Street Improvement Committee. This will consist of replacing all of the drainage and the roadway which will also be able to provide a more realistic cost for the overall project. I think they also mentioned this overall project needs to be presented in front of the Parish Council. It was also discussed that the parish could possibly use funds from the drainage budget to fix this issue since drainage is affecting the roads. R. J. Guillot will follow up with Bill Dawson to see what is next in line.

3. Safety and Emergency Preparedness – Mike Staal stated that there is no report for this Committee.

4. Maintenance Committee – John Wenzel stated that everything is going well.

5. Landscape Committee– Sam Decoteau reported that Pelican Point is being upgraded and cleaned up.

6. ACC Report – J B Esnard stated that he has no report. Sam Decoteau stated that the number of houses being built in Pelican Point are going down.

7. Social Committee – Ashley Landry – The New Year’s Eve Party was well attended. The Board requested that the Social Committee provide the Community with more quarterly Socials.

8. Mike Stall stated that a “No Outlet Sign” will be placed by the entrance of Royal Lakes. The Board was in agreement.

A motion was made by Sam Decoteau and seconded by Gabriella Hunter that we adjourn the meeting at 8:35 PM

Submitted by Gabriella Hunter, HOA Secretary

