

PELICAN STRAND ASSOCIATION
Meeting Minutes November 22, 2024

- I. ROLL CALL / QUORUM: Commenced 6:02pm. Attendees: Deb Knight, President; Luis Hernandez, Vice President; Ron Deaver, Treasurer; Denise Spencer, Secretary and Vanguard Manager, Kiara Lee. Absent: Debbie Knott, Director at Large
- II. PLEDGE OF ALLEGIANCE: Deb Knight
- III. PROOF OF DUE NOTICE OF MEETING: Road signs, email blast and website
- IV. READING of ANY UNAPPROVED MINUTES: August 21st, 2024
Luis Hernandez motioned to approve & Ron Deaver 2nd. Motion approved
- V. REPORTS OF OFFICERS AND COMMITTEES:
- PRESIDENTS REPORT: Deb Knight
- .Mulch ordering thru 12.11.24 for January 2025 installation
 - .Brightview service neglect, staffing, Management personnel change to Account, Branch & Production Managers
 - .Board Workshop to review options of (4) landscape companies w/b scheduled
 - . Attorney reviewed contract to identify ramifications of breaking current BV contract which expires end of 2025.
- A. VANGUARD MANAGERS REPORT: - Kiara Lee, LCAM
- B. TREASURER'S REPORT: - Ron Deaver 2025 Financial Review YTD
- .Motion made by Luis Hernandez to combine OZK CD#9676 & CD#9694 and rollover to new term, Deb Knight 2nd the motion, motion approved.
 - .Motion made by Luis Hernandez to move operational funds from OZK CD #3796 to reserve funds. Deb Knight 2nd the motion, motion approved.
- C. COMMUNITY ASSOCIATION BOARD REPORT: - George Haskins
- .Plans to run again for Master Association representative, 2 year term
 - .Master Board revising/reviewing usage of facilities & conflict of interest policies
 - .2025 TBGCC HOA fee amount will not change

- .Master Board reviewing new front & back gate service vendors
- .As of October 2024, Bayscapes is in the black
- .Master Bord reviewing 5year Spectrum 5 contract/services

D. COMMITTEE REPORTS:

1. ACC - Bob Knight YTD 114 applications, 42 of 45 new request are for roof. New shingle color replacement sh/b close as possible to current color
2. LANDSCAPE - Jennifer Nash - 8 open requests, BV on bi-weekly mow/hedge trimming schedule, December calendar w/b posted online shortly
3. SOCIAL/COMMUNICATIONS - Judi Emrich - 12/14 \$45pp Holiday party buffet style dinner with DJ and 12/5 Suncoast Bdwy tickets \$64pp, Luminaries 12/15

VI. NEW BUSINESS:

A. Proposed 2025-2026 Budget Presentation/Approval

- .2025 Budget details distributed to attendees
- .2025 Assessments remain the same
- .Motion made by Luis Hernandez to approve 2025 budget, Denise Spencer 2nd the motion, motion approved.

B. Annual Meeting/Elections 2025

- .Important that you submit your Proxy to reach Quorum for 2025 election
- .Two Board positions to be elected, for 2 year term
- .Community Association/Master Assoc. Rep. to be elected

VII. ADJOURNMENT: 7:30pm

ALL ITEMS SUBJECT TO CHANGE WITHOUT NOTICE

**NEXT Board Meeting scheduled for January 8, 2025
6:00 PM, Community Center**