

MINUTES
Pritchard Island Homeowner's Association, Inc.
General Board of Directors Meeting
March 18, 2021, via Zoom

Call to Order: 6:32p.m. By: president, Tommy McCombs

Roll Call:	President	Tommy McCombs	<u> X </u>
	Vice President	Karen Elzinga	<u> X </u>
	Secretary	Jesse Cook	<u> X </u>
	Co-Treasurer	Sonia Valencia	<u> X </u>
	Co-Treasurer	Virgil Stacy, III	<u> X </u>

Approval of February 2021 Treasurer Report:

Vice President motioned to approve. Secretary seconded the motion; approved 5-0.

Approval of February 2021 General Board Meeting Minutes:

Vice President motioned to approve. Co-Treasurer (Virgil Stacy) seconded the motion; approved 5-0.

Old Business:

- a) Tree Lifting work completed by Jeff with Neat N' Tidy. Removed some limbs and there was no charge to the association
- b) Paramount Gutters work is complete.
- c) #880-882/#920: Roofing work for 880-882 is complete by Frankart Roofing. 2nd inspection of #920 determined work was not necessary at this time
- d) #864: Fill-in material under lanai completed
- e) #820: Repair of leak completed by Al Turner for \$125; Need to monitor for leaks as rainy season approaches.
- f) #912: Reinspection was complete and all members of the board are satisfied with the clean up complete.
- g) Digital Storage: Secretary to test out Microsoft One Drive and work with the Co-Treasurers to determine if this is a viable solution for digital storage as well as video conference calls.
- h) Signatory changes completed by Co-Treasurer (Sonia Valencia) and Secretary
- i) BasicHOA, website host, e-mail host: Secretary met with Co-Treasurer (Virgil Stacy) and was provided training on updating the PIHA website. Board should consider cost associated with back-end functionality of the website vs. leverage other digital storage tools.
- j) #956: Work was approved for SAPIHA member to add a patio that extends onto shared property
- k) Vice President to setup meeting with John Hawkins regarding our insurance policy;
 - a. Co-Treasurer (Virgil Stacy) noted payment is coming due in April for one lump sum and the board may have to consider quarterly payments if rate increases.

New Business:

- a) President shared that former Secretary (Daniel Blattner) has resigned effective March 16th
 - Former Director (Jesse Cook) will assume role as Secretary
 - Board is searching for Director to fill the open position
 - Board recommend Co-Treasurer (Virgil Stacy) remain in current role until April 9th which is his tentative closing date for the sale of his Pritchard Island home.
- b) Vice President to reach out to multiple vendors regarding swimming pool resurfacing quotes; Co-Treasurer (Virgil Stacy) recommended board consider business that is installing FiberTek at the Whispering Pines community pool in Inverness.
- c) #830: President working with member Mr. Thomas Keene regarding leaking Lanai; Multiple bids received.
- d) Board is considering several by-law, rules and regulation changes to include:
 - Limits on the number of renters
 - No renters may serve on the PIHA board
 - Covenant 2.3 Limitation upon Liability of Association
 - Charges for water vessels (boats, kayaks, jet skis and canoes)
 - Changes to the by-laws for the limits on the number of renters, renters serving on the PIHA board and Covenant 2.3 limitation upon liability of association will require a member vote
- e) Co-Treasurer (Virgil Stacy) provide an update on the 2021 maintenance schedule
- f) #922 Interview of new home owner is complete

Open Discussion:

- a) Dock # 4 entrance: Co-Treasurer noted the entrance to the dock needs to be filled with rock; President working with Jeff from Neat N' Tiddy to resolve.
- b) Vice President asked Secretary to send two letters to homeowners regarding violations
 - #888: Remove the tires
 - #892: Remove the table with glass behind hedges
- c) Member Mr. Thomas Keene noted he has received multiple bids for his leaking lanai (#830) and is working with President to resolve. Bids received are (\$5000, \$1600, \$1400) with Paramount Gutters coming in the lowest.
- d) Co-Treasurer (Virgil Stacy) noted this was likely his last board meeting; The board and community present express their appreciation for the work Virgil has complete during his tenure on the PIHA board.

Adjourn:

At 7:31p.m., President adjourned the meeting. No vote was taken.

Respectfully,

Jesse Cook
Pritchard Island HOA