

## AGENDA

Pritchard Island Homeowner's Association, Inc.

Board of Directors General Meeting

August 19<sup>th</sup>, 2021, 6:30p.m., via Teams

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[Teams Video Call Link](#)

Phone Number - 469-998-7568 Code: 981 405 78#'

### I. Call to Order:

President called the meeting to order at 6:30, p.m.

### II. Roll Call of Directors:

- Tommy McCombs; President X
- Karen Elzinga, Vice President X
- Sonia Valencia, Co-Treasurer X
- Jesse Cook, Secretary X
- Bobby Fugatt, Director X

### III. Treasurer Report: (SV)

- a) a) July 2021 Treasurer Report

Motion to approve: President Carried: Yes 5 No 0

### IV. Old Business:

- a) Swimming Pool Resurfacing – Status (KE)
  - a. VP noted project is on hold until November
- b) Roofing Work status of repairs and replacements (TM)
  - a. President connected with roofers, permits have been pulled and we are waiting till raining season is over to commence work
- c) Lanai Leak - #850 Status
  - a. President noted we need to connect with handyman and unit owner to schedule time to assess

### V. New Business:

- a) Request from Sell state real estate; Has buyer that wants to purchase property who owns a 40lb English bull dog. Requesting approval from board for an exception or change to the 35lb limit on dogs (JC)
  - a. Board voted 3-2 to not approve changing the policy on dogs

- b) Electric and Water at docks (JC)
  - a. Board to begin thinking about this
- c) Minutes from meetings are on website (JC)
  - a. Secretary reviewed where minutes are saved on PritchardIslandHOA.com
- d) Late Fees Notice – Integrity (JC)
  - a. President to review Pritchard Island documents and determine what vote is required to approve \$20 late fee and if changes will be required to documentation
- e) Nomination Process (TM)
  - a. Board agreed to sending nominations by August 27<sup>th</sup>
  - b. Board agreed ballots, proxies, by law changes will be mailed out by October 5<sup>th</sup>
  - c. Board agreed the Annual Meeting will be scheduled on November 18<sup>th</sup>
- f) Review of letters from Heather on ballots (TM)
  - a. See above section e
- g) Date that ballots or proxies must be mailed back to Integrity (TM)
  - a. See above section e
- h) Date for annual meeting (TM)
  - a. See above section e
- i) Permission for Integrity to mail letters (TM)
  - a. Board agreed to have Integrity mail letters
- j) Check found for \$7,500 (KE)
  - a. Vice president found a check for \$7,500 and it was not clear if work was done. VP and Treasury are reviewing to determine if work was completed
- k) Moving Funds from reserves not being used (KE)
  - a. Board agreed they can, if desired, hold a vote to move funds from reserve accounts not being used
- l) Garbage Paying for Commercial Account (KE)
  - a. Board agrees community should switch to a residential account vs. commercial and this will be addressed as part of the 2022 budget planning.
- m) Entrance Fence: Iron Damage (KE)
  - a. President to review with Director to see if we can address iron fence without using a contractor

- n) Insurance and other associations (KE)
  - a. Vice President and Treasurer to review insurance policies to determine cost for shared amenities and this will need to be considered as part of 2022 budget planning

**VI. Open Discussion:**

- a) Towing
  - a. President and Vice President to check on state laws around towing

**VII. Motion to Adjourn:**

Motion made at 7:24pm by VP 2nd: Treasurer Carried: 5-0