

Pritchard Island Homeowners' Associations  
Board of Directors' General Meeting  
February 18, 2022

President Karen Elzinga called the meeting to order at 6:30 pm.

**ROLL CALL:**

Karen Elzinga	President	Present
Sonia Valencia	Vice-President	Present
Jesse Cook	Secretary/Treasurer	Present
Bob Fugett	Director	Present
Tommy McCombs	Director	Present

As a quorum was established, the board moved on to the business at hand.

Bobby Fugett made the motion that January's minutes be approved.

Sonja Valencia seconded the motion.

The motion was unanimously approved.

**Treasurer's report** by Jesse Cook. The total reserve funds as of this date is \$168,986.45. Motion to accept the treasury report was made by Tommy McCombs and seconded by Sonia Valencia. The report was unanimously approved by the board.

Members may access the completed minutes on our web page. **You do not need a password.**

*Pritchard Island Homeowners' Association  
Inverness, Florida*

**OLD BUSINESS:**

**Pool update:** *Karen Elzinga reported she has been in touch with the pool company and they plan to begin on the pool in October, 2022.*

**STATUS REPORTS:**

1. Tommy McCombs reported that he has finalized the list of boat owners and is ready for Integrity to send letters and notifications of the ANNUAL fee each boat owner must pay in addition to their regular monthly fees

payment. Non boat owners will not be affected by this fee. Letters should go out in March.

2. PIHA will no longer be able to rent dock space or kayak space to Gospel Island residents. Our own demand for these spaces has made this an impossibility.
3. Karen Elzinga reported that she has been in touch with local realty companies, especially Century 21. Our documents clearly state that realtors must get permission from the PIHA board to rent or sale a unit. Once the board approves the transaction, the new residents may move in. This rule also applies to owners who plan to rent or sale their units without a realtor being involved.
4. The board agreed that an attorney will be hired to guide them through filing recent amendment to our documents, fining owners who are three or more payments behind on their dues as well as fining any owner or realtor who refuses to go through the proper steps before admitting new owners or renters.
5. No Parking signs for areas where parking is not allowed. Karen Elzinga will get pricing for these signs as well as looking into legalities of having cars, boats etc. towed that are parked in No Parking areas.
6. Annual sewer cleaning for building G will proceed.
7. Plants scheduled to be planted at unit #920 will be implemented by Sonya and Karen in April
8. Four buildings' common areas have been sprayed with lime. Sonia and Karen will continue to spray the other common grounds around the other buildings.
9. The Inverness fire chief will be looking at the records building to determine if a second doorway should be added.
10. The board has discussed if concrete should replace landscape timbers at the entry ways. Concrete would be more expensive at first, but cheaper in the long run. Artistic Concrete will give us a price. If decided to do so, two more bids will be considered.
11. Concerning the window sill in unit #922, Karen will get in touch with Al Turner to make the repairs. Al will also be consulted about front stoops that need repairing, front doors that need painting as well as any palm trees that need to be removed because they are dead and will be a hazard if they should fall.

**NEW BUSINESS:**

1. Unit #850 lanai to be repaired.
2. Mulch is not needed at this time. Jeff will be notified.
3. Volunteers are needed to help clean the pool furniture. Karen will
4. organize.
5. Tommy McCombs and Jesse Cook will pressure wash the pool area.
6. New pool furniture will be purchased after the pool repairs are completed
7. next fall.
8. The teleconferencing fee will be paid annually instead of monthly.
9. Sonia Valencia requested that a letter be sent to all members of PIHA to address such problems as people not picking up after their pets, cigarette butts thrown on the grounds, etc.
10. Karen reminded the board that there is to be no name calling at meetings.
11. Attorney John Hawkins has replaced Jesse Cook on the board. Jesse has been a great asset and the board hopes he will serve again someday. John Hawkins has owned units here for many years and is up to date with our documents. The board looks forward to working with John.

**OPEN DISCUSSION FOR MEMBERS:**

As the board had no more business, the meeting was opened to members.

- Tom Pierce reported that when he returned to his unit recently, he found much mold and mildew. He thinks it was caused by a leak in the roof or skylight. Tommy McCombs will meet with Hise Roofing to ascertain if there are any leaks.

At this time, the meeting was adjourned at 7:30am

The next meeting will be held March 17,2022 at 6:30 pm.

The board will meet at unit #836. Anyone who wishes to attend is welcome. It will be a teleconference for those of you who will remain at home.

Respectfully submitted,  
The PIHA Board of Directors.