

Oak Run at Pelican Sound Golf & River Club

BOARD OF DIRECTORS MEETING MINUTES

Location: Oak Run Pool area near the grills

9/20/21 (Unapproved Preliminary Draft)

CERTIFY A QUORUM OF DIRECTORS

Tom Quigley, Association President certified a quorum of the Board was obtained with all five Board members present. Brett Rudland, CAM from Tropical Isles Management was also present.

QUORUM

PRESENT

Tom Quigley, President (in person)

Patti Higerd, Vice-President (in person)

Rich Batterberry, VP-Treasurer (in person)

Gene Meyer, VP-Secretary (in person)

Bob Twombly, VP-Director (in person)

I. CALL TO ORDER

The meeting was called to order at 3:00 PM by Tom Quigley, Association President.

II. APPROVAL OF MINUTES

2/23/21 Board Meetings

MOTION: Patti Higerd made a motion to waive the reading and approve the 2/23/21 Board meeting minutes as distributed. Rich Batterberry seconded the motion.

VOTE: The motion was unanimously approved.

III. BOARD/COMMITTEE REPORTS

A. Presidents Report:

Tom Quigley mentioned a few items covered under other agenda items.

- Mentioned Pat Weiss resigning from the Board due to him selling his home at Oak Run. Due to this, Tom sent out an email to all owners asking for their interest to be on the Board and only received two responses back.
- Mentioned Bob Twombly will be resigning on the 2022 Annual Members Meeting.
- Tom asked the Board members to canvas and look for new interested owners to serve on the Board. Tom and the Board would like to have 5-6 interested candidates.
- Mentioned that the Board will send out an email to all owners asking for donations to pay the holiday décor company to decorate the Oak Run monument sign.

B. Financial Report:

1. Discussion on Future Reserves: Open discussion among the Board members regarding future reserve calculations based on new re-roof values provided by Campany Roofing.

C. Landscape Committee Report:

Tom Quigley called landscape committee chairperson Ron Maunu to briefly discuss with he and Patti Higerd to get with Stu Wallgren (NVR of Hammock Greens) on what he and that Board did to add colorful lanai plantings and other various plantings around their Association. The goal is to create a multi-year landscaping plan for Oak Run.

D. Social Committee:

Tom reported that Bocce Ball is scheduled on 11/16/21 and a “good bye” dinner is scheduled for 3/31/22.

IV. OLD BUSINESS

No old business discussed at this time.

V. NEW BUSINESS

A. Acceptance of Board member Resignation:

The Board unanimously accepted the resignation from Pat Weiss.

B. Board appointment of Gene Meyer:

MOTION: Bob Twombly made a motion to appoint Gene Meyer to the Board and to fulfill Pat Weiss remaining term which will expire at the Annual Members Meeting in March 2022. Rich Batterberry seconded the motion.

VOTE: The motion was unanimously approved.

C. Discuss Landscaping Multi-Year Plan:

This was discussed under Landscape Committee Report.

D. Discussion and Consideration of Roof Cleaning:

Open discussion among the Board members regarding the several roof cleaning estimates received.

MOTION: Rich Batterberry made a motion to have the garage roofs cleaned at this time using the soft wash cleaning and approved up to \$14k. Patti Higerd seconded the motion.

VOTE: The motion was unanimously approved

NOTE #1: Brett Rudland, CAM will have authority to clean as soon as possible.

NOTE #2: Since the garage roof cleaning estimate has not been received, once received, Brett Rudland, CAM will send to the Board as an FYI.

E. Discussion and Consideration of Dryer Vent Cleaning:

Brief open discussion among the Board members. It was last cleaned November 2018.

MOTION: Gene Meyer made a motion to approve the Lint Out estimate in the amount of \$3,504. Patti Higerd seconded the motion.

VOTE: The motion was unanimously approved.

NOTE: Brett Rudland, CAM to schedule for the fall when most owners return to Pelican Sound.

VI. DATE/TIME OF NEXT REGULAR BOARD MEETING: TBD

VII. ADJOURNMENT

Patti Higerd moved to adjourn; Bob Twombly seconded. Having no objections, the meeting was adjourned at 3:56 PM

Respectfully submitted—

Brett Rudland, CAM

Tropical Isles Management Services, Inc.