

# **PELICAN STRAND ASSOCIATION**

## **APPROVED MINUTES**

**OCTOBER 19, 2022**

- I. Roll Call / Quorum: Deb Knight, President; Luis Hernandez, Vice President; John Curran, Treasurer; Debbie Knott, Director at Large, Absent: Denise Spencer, Secretary**
  
- II. Pledge of Allegiance: Deb Knight**
  
- III. Proof of Due Notice of Meeting:  
Road signs were posted, notice was placed on the bulletin boards and an email blast was sent out notifying the members of this meeting. Post card sent by Vanguard Management.**
  
- IV. Reading of Unapproved Minutes: July 13, 2022  
Motion to accept unapproved minutes made by Debbie Knott, seconded by John Curran. Motion passed unanimously.**
  
- V. Reports of Officers and Committees:**
  - A. President's Report – Deb Knight**
    - 1. New Brightview Branch Manager Supervisor to start immediately will be our primary contacts.**
    - 2. Update on Brightview Services that will be in effect for 2023. Details available via Pelican Squawk Special Notice dated 10/21/22.**
    - 3. Brightview contract includes; (A) Mulching will be done every other year, beginning 2023. (B) Tall Palms to be trimmed only 1 time per year. (C) Hardwood Trees to be trimmed every other year, beginning 2024.**
    - 4. Vanguard Contract renewed for 3 years.**
    - 5. Revised homeowner information form is needed for contact (emergency) information. Form was sent out through Pelican Strand Squawk. Please provide Updated information.**
  - B. Vanguard Manager's Report – Dennis Parks - NR.**

**C. Treasurer's Report – John Curran**

- 1. Reviewed PSHOA Financial Position**
- 2. Update on Brightview YTD expenses**
- 3. P & L Review – (9 month) \$3000 Surplus**

**D. Community Association (CA) Board Report – Luis Hernandez  
(Various items covered)**

- 1. CA Board approved the 2023 Budget on Monday 10/17/2022. Monthly assessment was raised by \$27 now \$269. This is due to inflation & increase in reserve funding due to all project spending that has occurred over last couple of years.**
- 2. New clubhouse exterior doors, pool doors and Community Center doors replacement has been delayed to 2023 due to budget issues. Refurbishment is being considered.**

**E. Committee Reports**

**1. ACC – Bob Knight**

- **68 applications, 53 Notice of Completions (NOC), No denials**
- **All forms can be found on PSHOA website**

**2. Finance – N/A**

**3. Landscape – N/A**

**4. Roads – N/A**

**5. Social Committee – Deb Knight (Special “Thank You” to all who participated in Progressive House Get Together!**

- **October 29<sup>th</sup> – Scarecrow Contest & Golf Cart Parade**
- **November 19<sup>th</sup> – White Christmas at Suncoast Broadway Theatre**
- **December 3<sup>rd</sup> – Holiday Party - \$35pp**
- **December 11<sup>th</sup> – Luminaries Lighting**

**VI. New Business:**

**A. Proposed Budget 2023. HOA dues have been increased by \$5 due to reserve funds increase and Brightview increase. Motion to approve made by Debbie Knott; seconded by John Curran. Motion passed unanimously.**

**B. PSHOA elections are coming up in January 2023. 2 - BOD positions are up on PSHOA BOD. Also, Neighborhood Representative to CA Board is up.**

**Note: Intent to run forms will be included in the Annual Meeting Notice mailed out by Vanguard in December 2022.**

**VII. Adjournment:**

**Motion to adjourn was made by Debbie Knott; seconded by Luis Hernandez. Motion passed unanimously.**

**Next Board meeting will be Annual Membership BOD Meeting  
January 11, 2023  
at 6:00 pm TBGCC Community Center.**