

PELICAN LANDING CONDOMINIUM ASSOCIATION, INC.

(A not-for-profit corporation)

THURSDAY, OCTOBER 22, 2015

BOARD OF DIRECTOR MEETING

9:00 A.M.

Present: Phil Isaac, Tom Miller: Bill Bolt, Dave Henderson, and Frank Saracino via speaker phone, and owners in the audience. Candy McVey for Sunstate Management.

A quorum being present, the President called the meeting to order at 9:00 a.m.

Minutes of the meeting held September 17, 2015: MOTION was made by Tom Miller and seconded by Frank Saracino to approve the minutes as presented.

MOTION PASSED UNANIMOUSLY.

NEW BUSINESS:

Proposed 2016 Operating and Reserve Budget: MOTION was made by Dave Henderson and seconded by Tom Miller to approve the Proposed Operating and Reserve Budget to be mailed to the owners. The adoption of the 2016 Operating and Reserve Budget will be decided at the December 12, 2015 Board of Directors Meeting.

MOTION PASSED UNANIMOUSLY.

New Elevator Contract: MOTION was made by Dave Henderson and seconded by Tom Miller to approve the contract from Oracle Elevator Company beginning November 1, 2015.

MOTION PASSED UNANIMOUSLY.

Rules and Regulations were revised from six pages to two pages with attachments. This will be mailed by management to all owners prior to board approval at the November 14, 2015 meeting.

Once approved the rules and regulations will be laminated and given to all owners to place in their unit.

New signs are needed throughout the association. A committee will be assigned to check and list all required signs.

Question and Answer Sheet: The only change required from the 2014-15 Question and Answer sheet is to remove the note regarding the Special Assessment. This will also be formally approved at the November 14, 2015, meeting.

UNFINISHED BUSINESS:

Appreciation was extended to Tom Miller and Bill Kissner for their work on the buildings. E Building walkways look great. No work will begin on Buildings A, B, or C until after season. Required work on railings to be repaired will begin soon. Repairs and or replacement of beams on F, E, D, A, and one spot on

Building B and steps on Building C are being scheduled. Bids are coming in for painting of the building and repairs to B Building.

A letter was given to the board requesting the consideration of installation of electric car stations. This was discussed at the workshop and there is no decision at this time.

A leaking pipe at F106 was checked and has been repaired.

Two pictures were donated to the association and are hanging in the clubhouse.

The Social committee will meet after the board meeting today.

Committee reports will be added to the monthly meeting agendas.

Pressure washing will start on A, B, and C, building first, then D, E, and F building.

There are palm tree that must be removed as they are damaging the roof and this will begin in November.

There being to further business to come before the board, MOTION was made by Tom Miller and seconded by Frank Saracino that the meeting be adjourned.

MOTION PASSED UNANIMOUSLY.

The meeting adjourned at 9:34 a.m.

Respectfully submitted,

Candy McVey for;

The Secretary