

PELICAN LANDING CONDOMINIUM ASSOCIATION, INC.

(A not-for-profit corporation)

THURSDAY, JANUARY 28, 2016

BOARD OF DIRECTOR MEETING

9:00 A.M.

Present: Frank Saracino, Phil Isaac, Tom Miller, Joe Bieluch and John Moreau. Dave Henderson and Bryan Lauer were present 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 9:01 a.m.

Minutes of the meeting of December 10, 2015: MOTION was made by Phil Isaac and seconded by Dave Henderson to approve the minutes as presented.

MOTION PASSED UNANIMOUSLY.

**COMMITTEE REPORTS:**

**Social committee:** The breakfast was well attended. February 1 will be a ladies luncheon. February 10 is the Social committee meeting. February 14 will be a Valentine Strawberry social. February 22 will be a Wine and Cheese gathering. February 20 is Breakfast by the Bay. February 26 will be the annual charity sewing. March 17 will be a Dance Party. March 19 is Breakfast by the Bay.

**Landscape committee:** The committee went to Forrest Resource and we will be purchasing mulch from them. Lawn areas are coming back and trimming will be done.

**Maintenance Committee:** The committee is meeting with three contractors for finish work on "B" building. Prices are being obtained to install pavers at "F" Building. If pavers are used this should assist with the ponding problems.

Management contacted Colonial Roofing to replace the roof on the "F" building elevator.

We will be receiving keys for each elevator for each building. Phil Isaac will search a volunteer for each building to have a key to assist in case anyone becomes stuck in the elevator. We are working with Oracle to bring each elevator up to standards prior to inspection. Reserve funds are adequate to cover these expenses.

Pool fences were repaired and water leaks are being worked on.

Appreciation was extended to Phil Isaac for have the new adopted Rules and Regulations laminated.

Appreciation was extended to the Social Committee for the distribution of the laminated Rules and Regulations.

The committee is obtaining bids to replace the Sunset Doc.

The committee is checking into a white reflective strip for the stairway steps.

**UNFINISHED BUSINESS:**

Two notices will be posted at each building. One for Kayak storage as Kayak storage will be moved to “F” building and they must abide by boat storage rules. Two to keep walkways clear of any chairs, mats, etc. Chairs can be used on walkways while in use by the owner, and then removed.

**NEW BUSINESS:**

Elevator: MOTION was made by Phil Isaac and seconded by John Moreau to ratify the emergency required repairs to elevator in “A” building in the amount of \$29,721 and that this be expensed from the elevator reserve.

MOTION PASSED UNANIMOUSLY.

Pool Rails: MOTION was made by Joe Bieluch and seconded by Tom Miller to approve the required down payment to Gulf Breeze Enterprises for new pool rails in the amount of \$860.00 and that this be expensed from the pool reserve account.

MOTION PASSED UNANIMOUSLY.

Wells Fargo: MOTION was made by Tom Miller and seconded by Brian Lauer to approve the movement of \$200,000 from Stonegate Bank Money Market, account 4974 to the newly established Wells Fargo Account 5007 per the previous Board of Directors directive to establish an account at Wells Fargo in increase FDIC coverage.

MOTION PASSED UNANIMOUSLY.

A written request was noted to install a fire pit and was discussed at the workshop. This will have to go to the owners for vote.

MOTION was made by Phil Isaac to adjourn the meeting. MOTION was rescinded.

Dave Henderson noted that he received another list from the auditors. Dave Henderson will send them an e-mail to modify their request.

Joan Corbett asked for information on the status of the 2014 audit.

There being no further business to come before the board, MOTION was made by Phil Isaac and seconded by John Moreau that the meeting be adjourned.

MOTION PASSED UNANIMOUSLY.

The meeting adjourned at 9:58 a.m.

Respectfully submitted,

Candy McVey for;

## The Secretary