

PELICAN LANDING CONDOMINIUM ASSOCIATION INC.

THURSDAY, MARCH 17, 2016

BOARD OF DIRECTORS MEETING

PELICAN LANDING CLUBHOUSE

9:00 A.M.

Present: Frank Saracino, President
Tom Miller, Secretary
Joe Bieluch, Director
John Moreau, Director
Dave Henderson, Treasurer (by conference call)
Bryan Lauer, Director (by conference call)

Also Present: Kim Ueding for Sunstate Management.
Multiple Owners

Frank Saracino, President called the meeting to order at 9:02 a.m.

CALL TO ORDER

It was noted by Mr. Saracino that the meeting notice was posted on Thursday March 10, but he was informed on Saturday, March 12, that the notices had been removed from 3 of the 6 building bulletin boards. Board meeting notices were re-posted on Sunday, March 13, 2016.

NOTICE OF MEETING

Motion made by Dave Henderson to approve the minutes of 2-25-16 as presented. The motion was seconded by Tom Miller.
Motion approved unanimously.

MINUTES

Dave Henderson, Treasurer proceeded to give his report (see attached). He Reported that the 2014 Audited Financial Report was completed and were Available for each Board member to read.

TREASURER REPORT

Motion made by John Moreau to accept the following resolution:

RESOLUTION

RESOLUTION PRESENTED TO ACCEPT THE AUDITED 2014 FINANCIAL REPORT FROM ARMENTROUT CHAU AND ASSOC. DATED 2/29/16
Seconded by Joe Bieluch and approved unanimously.

Motion made by Joe Bieluch to accept the following resolution:

RESOLUTION

RELEASE PAYMENT OF \$4895.00 AS THE REMAINDER DUE TOWARD THE \$7000.00 FEE FOR ENGAGEMENT PLUS \$150.00 IN BANK COST, MAKING THE TOTAL COST OF THE AUDIT \$7,150.00.
Seconded by John Moreau and approved unanimously.

Motion made by Tom Miller to accept the following resolution:

RESOLUTION

TO APPROVE ENGAGEMENT OF ARMENTROUT CHAU & ASSOCIATES, PLLC, FOR PREPARATION OF A 2015 AUDITED FINANCIAL REPORT FOR \$7000.00 WITH AN ESTIMATED DELIVERY DATE PRIOR TO JULY 1, 2016.
Seconded by Joe Bieluch and approved unanimously.

Social Committee

COMM. REPORTS

Upcoming events:

Breakfast By the Bay – Saturday 3-19-16

Ray's Baseball and Tailgate; Saturday, 3-19-16

Lemon Bay Musical; Sunday 4-3-16

Water Aerobics: Monday, Wednesday and Friday at 11:00

St. Patrick's Day Dance Party: Thursday 3-17-16

Other Possible Events:

Meet you Neighbor: Coffee and donuts, April

Refrigerator Review - April

Next Social Committee Meeting: Tuesday 4-12-16 at 10:00am

The stove needs to be repaired, and due to the cost of the repair it is more economical to purchase a new one. So we will now look for sales on appliances.

Landscape Committee

Had no report, but there was a discussion on the white stone that has recently been spread out. Mulching will begin next week.

Boat and Dock Committee

All is okay. The kayaks only took 20 minutes to move.

There will be a new ramp put in for the kayaks, which Frank is going to build. Concern on the tripping areas on the dock, we are getting bids for repair and replacement. But the work will be divided into Safety and other.

UNFINISHED BUSINESS

Bump outs: Almost Finished

Mitigation of water ponding on road: We have

Estimates, but need to get another price. The problem with

ponding is the asphalt. This will be taken care of when pavers are installed. It will be put into the budget in 2017. It would cost \$15,000.00 to trench asphalt to correct problem now, which would be a waste of funds.

NEW BUSINESS

Eblast – will be sent out for people to register their Kayaks
And, remove them, when they leave.

Insurance – The Board has been looking into the insurance for The Association because parts of it is due for renewal shortly.

Motion was made by Frank Saracino to engage Atlas Insurance as The agent of record so they could move forward with getting competitive bids on the insurance for the association, and seconded by Bryan Lauer. Motion carried unanimously.

MOTION

Elevator – F building leak is being repaired and will be paid from the elevator Reserves.

Motion made by Joe Bieluch to go into executive session.

MOTION

Seconded by Tom Miller.

Executive session started at 10:35

A motion was made by Joe Bieluch to adjourn the executive session

ADJOURNMENT

And seconded by Tom Miller. Executive session adjourned at 10:58

Motion to adjourn meeting was made by Tom Miller; seconded by
Frank Saracino; carried unanimously at 11:00 am.

Respectfully Submitted,

Kim Ueding, Managing Agent, Pelican Landing Condominium Association