

PELICAN LANDING CONDOMINIUM ASSOCIATION, INC.

(A not-for-profit corporation)

March 16, 2017

BOARD OF DIRECTORS MEETING

9:00 A.M.

Approved

CALL TO ORDER: President Frank Saracino called the meeting to order at 9:02 A.M.

NOTICE: Proof of Notice was affirmed by Sunstate Management exceeding notice requirement of 48 hours.

QUORUM: A quorum being established with Frank Saracino; President, Joe Bieluch; Secretary, Charles Mallek and Al Lynn; Directors, present. Eric Michalak; Vice President and Dave Henderson; Treasurer and Brian Lauer; Director by conference call.

MINUTES: A **MOTION** was made by Dave Henderson to approve the minutes from the board meeting on February 16th. Seconded by Al Lynn. The motion passed unanimously.

AMEND AGENDA: A **MOTION** was made by Dave Henderson to amend the agenda adding d through h. Seconded by Charles Mallek. Motion passed unanimously. A **MOTION** was made by Dave Henderson to remove 8 b from the agenda and table the item for future consideration. Seconded by Al Lynn. The motion passed unanimously.

TREASURER'S REPORT: Dave Henderson spoke about recent items of importance from a financial perspective include the following:

- On February 25, 2017, I emailed a copy of our CPA's compiled year-end 2016 financial report to the Board of Directors for review and subsequent formal acceptance (on 3/16) prior to making it available to unit owners who wish to receive a copy. In late March or April, all unit owners will be notified of its availability and how to obtain a copy.
- On February 27, 2017, the required Notice of Budget Meeting (to be held in conjunction with the March 16, 2017 Board of Directors Meeting) was mailed by Sunstate to all unit owners. This mailing included a copy of the Proposed Amended Reserves Budget for 2017 (dated February 22, 2017) and a copy of my January 20, 2017 letter to unit owners regarding unit owner quarterly assessment payment responsibilities. Sunstate promptly posted the Notice of Budget Meeting on all Pelican Landing bulletin boards.
- On February 28, 2017, I met with Rowley Insurance to discuss return of additional prepaid insurance payments from our former carriers. Based on this meeting, I anticipate we will be receiving \$5,231.79 in additional returned premiums in the near future.
- On February 28, 2017, Frank Saracino and I met with Wells Fargo to update the list of individuals authorized to sign for our Association. Later that day, Sunstate's Michelle Thibeault joined us at BB & T to update our signers there. Additional follow-up is underway to obtain the signatures of the appropriate Pelican Landing officers. As a matter of record and to finalize our signature materials with Stonegate Bank, immediately after presentation of this Treasurer's report at the March 16, 2017 Board Meeting, I will be asking for Board approval of a motion to reaffirm our Association's standing policy to permit Pelican Landing officers and Sunstate's Michelle Thibeault to sign required signature cards and resolutions at Stonegate Bank, Wells Fargo and BB & T.
- I am pleased to report that, as of end of February, the follow-up on a few late January assessment payments was successfully completed, with only one unit owner with a small outstanding balance equal to the administrative penalty and interest for late payment only. We are following up to obtain payment for this small outstanding balance.

SIGNATURE CARDS: A **MOTION** was made by Dave Henderson to reaffirm the association's standing policy to permit Pelican Landing Officers and Sunstate Management's Michelle Thibeault to sign required signature cards and resolutions at Stonegate Bank, Wells Fargo and BB & T Seconded by Joe Bieluch. Motion passed unanimously.

TREASURER'S REPORT: A **MOTION** was made by Charles Mallek to accept the treasurer's report. Seconded by Al Lynn. Motion passed unanimously.

Committee Reports:

Social committee reported about all the upcoming events.

Landscape committee reported about what is being done around the grounds. No Oleanders will be removed.

The Deck and Dock committee. Leo Hughes reported that Innovative Marine has reported the dock pilings and understructure need to be replaced. His recommendation is to replace the pilings and understructure and leave the top decking. A long discussion was had about timing and materials.

DOCK DISCUSSION: A **MOTION** was made by Charles Mallek to table the dock discussion and to refer it back to the committee to get 2 bids to replace and reconfigure the dock. Seconded by Joe Bieluch. Another long discussion was had. Motion passed unanimously.

Unfinished Business:

- a. Questions were raised about the progress of projects that have been started.
All projects are moving slowly due to permitting problems.
- b. Tom Miller called Mario's about starting again on B Building in May. There was also conversation about water intrusion in B 103 B 203 B 105 B 205.

New Business:

- a. **COMPILATION:** A **MOTION** was made by Dave Henderson for acceptance of the compilation report from Armentrout Chau & Associates dated February 8, 2017. Seconded by Joe Bieluch. Motion passed unanimously.
- b. TABLED (SEE ABOVE)
- c. **RESESRVES:** A **MOTION** was made by Dave Henderson to approve and adopt the proposed amended 2017 Reserves Budget dated February 22, 2017. Seconded by Al Lynn. The motion passed unanimously.
- d. **CLUB HOUSE** There is an application before the board from the social committee for exclusive use of the club house for the year end party. A **MOTION** was made by Frank Saracino to grant exclusive use of the club house to the social committee for the year-end party. Seconded by Joe Bieluch. Motion passed unanimously.
- e. Frank Saracino announced the passing of Carol Marschall, Sunday March 12, 2017
- f. The board directed Sunstate Management to send out a new e-blast giving the last two kayak owners until the end of March to get them registered or they will be removed. Also, giving the description and sending letters to those who do not get email.
- g. Frank Saracino announced he will be going north on April 14th. Vice President Eric Michalak will be running the meetings until Frank's return. Business will be taken care of in a timely manner.

h. There have been two applications for purchases/Transfers. E 105 and C 205.

NEXT MEETINGS: A **MOTION** was made by Al Lynn to move the workshop and board meeting from April 18th and 20th to April 11th and 13th to allow Frank Saracino to attend. Seconded by Joe Bieluch. The motion passed unanimously.

There being no further business to come before the association, a **MOTION** was made by Joe Bieluch and duly seconded by Charles Mallek that the meeting be adjourned. The motion passed unanimously.

The meeting adjourned at 10:18 A.M.

Respectfully submitted,

Edward L. Olson/LCAM

for The Board of Directors at Pelican Landing Condominium Association, Inc.

Pelican Landing Condominium, Charlotte County, Inc.

The Secretary; _____