

PELICAN LANDING CONDOMINIUM ASSOCIATION, INC.

(A not-for-profit corporation)

BOARD OF DIRECTORS MEETING

Thursday, May 18, 2017 at 9:00 AM

Approved

CALL TO ORDER: Vice President Eric Michalak called the meeting to order at 9:01 A.M.

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

QUORUM: A quorum being established with Eric Michalak; Vice President, Charles Mallek and Al Lynn; Directors, present. Dave Henderson; Treasurer on the conference call line. Also in attendance, Ed Olson from Sunstate Management.

MINUTES: A **MOTION** was made by Charles Mallek to approve the minutes from the board meeting on April 13th 2017. Seconded by Al Lynn. The motion passed unanimously.

TREASURER'S REPORT: Treasurer's Report May 16, 2017

Dave Henderson spoke about recent items of importance from a financial perspective including the following:

- March financial reports were distributed to Board members on April 21, 2017.
- April financial reports were sent to the Treasurer for initial review on May 15, 2017 and will be distributed to the Board shortly.
- Obtained remaining reimbursements due for pre-paid insurance premiums for insurance purchased through our previous insurance carrier, Rowley Insurance.
- On April 26, Sunstate sent postcards to all unit owners advising them regarding how to obtain a copy of Pelican Landing's year-end compiled financial report.
- Ed Olson sent Tom Kelley, unit owner of B-104, information to pass on to the Charlotte County Assessor to reduce, if feasible, real estate taxes paid by Pelican Landing unit owners.
- As of this date, all Pelican Landing unit owners are current on their quarterly maintenance fees (assessments).

COMMITTEE REPORTS:

Social Committee: Scheduled Shawn's Carpeting to clean the floor in the clubhouse and the carpet in front of the elevators.

Landscape committee reported about what is being done around the grounds. We need to get an irrigation company to check out the current system and let us know what needs to be fixed.

The Deck and Dock committee. Bill Kissner and Eric Michalak will install the ladder within the next two weeks. We need to bid out the repair of the dock to extend the life by 3 to 5 years. Establishing a committee for the replacement dock plans including cost figures.

Dock Repair; A Motion was made by Charles Mallek that we repair for now and a target of replacing the dock around 2020. Seconded by Al Lynn. Motion passed unanimously.

UNFINISHED BUSINESS:

Beach Erosion and Wall Cap Update: The cap is done on half of the wall and the other half is being framed out and finished this week. There is a meeting with Innovative Marine to discuss access to the beach. Innovative Marine will be ready with crews mid-July if ok'd by the turtle patrol. If not July right after turtle season.

B Building Restoration: Two of the remaining six units have been started. All of them have different needs and will need to be monitored. A long discussion was had about projects that need to be completed.

NEW BUSINESS:

Beach and Pool Security; The entire membership should be vigilant when it comes to police trespassers coming on property. A discussion was had about how to keep people out of the pool area.

Gate Latch: The new gate latch should be installed today. Be advised that there is an alarm if the gate is left unlocked.

NEXT MEETINGS: **Workshop:** Tuesday, June 13, 2017 AT 9:00 AM

Board Meeting: Thursday, June 15, 2017 AT 9:00 AM

ADJOURNMENT: There being no further business to come before the association, a **MOTION** was made by Chuck Mallek and duly seconded by Al Lynn that the meeting be adjourned. The motion passed unanimously.

The meeting adjourned at 11:03 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; _____