

# PELICAN LANDING CONDOMINIUM ASSOCIATION, INC.

(A not-for-profit corporation)

## BOARD OF DIRECTORS MEETING

Thursday, July 20, 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, Director and Al Lynn, Director present. Frank Saracino, President, Joe Bieluch Secretary, Dave Henderson, Treasurer and Brian Lauer on the conference call line. Also in attendance, Ed Olson from Sunstate Management.

**MINUTES:** A **MOTION** was made by Brian Lauer to approve the minutes from the board meeting on June 15<sup>th</sup>, 2017. Seconded by Al Lynn. The motion passed unanimously.

### **Treasurer's Report:**

June financial reports were distributed to Board members on July 17, 2017.

Upon completion of the construction of the sheet-pile seawall and concrete cap by Innovative Marine, approved payment of the remaining \$99,750.00 due on that contract. This leaves a June 30 balance in the Buildings Reserve of approximately \$76,284. Remaining major 2017 budgeted expenditures from this reserve category include \$36,666 for walkways and \$58,783 for Building Restoration on Building B, totaling \$95,449 for these two items alone. We also budgeted \$26,800 for railing restoration and anticipate some additional (more minor) building reserve expenditures. This reserve category builds at the rate of \$9,580 per month, so it is conceivable that we may not need to borrow from our line-of-credit for Building Reserve cash flow purposes, depending on the amounts (hopefully under-budget) and dates of remaining payments. If we do need to borrow, it would likely be for a very short duration.

Dave Henderson and Ed Olson worked to obtain a reduction in the proposals from Oracle Elevator for the repair of four of Pelican Landing's elevators (original proposal totaled \$24,477 – revised proposal is for \$20,500. Unfortunately, we have now received a proposal from Oracle for \$13,118 more in repairs in response to an inspection report that was received subsequent to Oracle's original \$24,477 proposal.

### **Committee Reports:**

**Social Committee:** A report was given about the latest activities around the community.

**Landscape Committee:** A reminder about the trimming of the trees in front of E building.

**Sea Oats: A Motion** was made by Dave Henderson, As an integral part of the Coastal Armoring project in front of B Building, sea oats will be planted between B Building and the recently constructed sheet-pile wall and concrete cap. In addition, a new temporary "snow fence" and appropriate signage will be installed to restrict activity in the vicinity of the sea oats to permit them to become well established. Other steps will also be taken to help secure the backfill in the planned walkway and patio areas north and south of B Building as a part of those projects." Seconded by Frank Saracino. The motion was passed unanimously.

**The Deck and Dock committee:** Coastal Concierges had to pull out of the dock contract due to medical issues. Ongoing efforts to address the dock are in motion.

### **Unfinished Business:**

Beach Erosion and Wall Cap Update: Everything is moving forward with the wall cap and back fill. We are waiting on Mario to finish so Innovative Marine can finish.

**B Building Restoration:** Things are moving along. Waiting on concrete to cure, weather conditions are playing a major part in the time frame.

**Beach and Pool Security:** There are still problems with the key situation. Still working with the locksmith to remedy the problems.

**Dock Repair:** Ongoing efforts are being made to come up with a new solution.

**New Business:**

**Elevator Repair: Motion:** A motion was made by Dave Henderson in response to five recent proposals from Oracle Elevator, required elevator work is authorized at a cost of up to \$35,000 to be paid from the Elevator Reserve. Seconded by Brian Lauer. Motion passed unanimously.

**Amendment: Motion:** A motion was made by Eric Michalak to amend the agenda to add membership voting changes to the agenda. Seconded by Al Lynn. Motion passed unanimously.

**Membership Voting:** A discussion was had about changing the voting percentages of the membership to 70% of votes cast with no less than 51% of all members voting yes.

**Motion:** A motion was made by Frank Saracino to present the new voting parameters to the attorney for writing the amendment for the annual membership meeting. Seconded by Eric Michalak. Motion passed unanimously.

**NEXT MEETINGS:      Workshop:**      Tuesday, August 15, 2017 AT 9:00 AM

**Board Meeting:** Thursday, August 17, 2017 AT 9:00 AM

**If Necessary**

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

The meeting adjourned at 9:57 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; \_\_\_\_\_