

# PELICAN LANDING CONDOMINIUM ASSOCIATION, INC.

(A not-for-profit corporation)

## BOARD OF DIRECTORS MEETING Thursday, August 17, 2017 at 9:00 AM Approved

**CALL TO ORDER:** Charles Mallek Director called the meeting to order at 9:03 A.M.

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

**QUORUM:** A quorum being established with Charles Mallek, Director present. Frank Saracino, President, Eric Michalak, Vice President, Dave Henderson, Treasurer and Brian Lauer, Director on the conference call line. Also in attendance, Ed Olson from Sunstate Management.

**Amend:** A **Motion** was made by Frank Saracino to amend the agenda to allow for resignation and appointment. Seconded by Dave Henderson. The **Motion** passed unanimously.

**Resignation:** A **Motion** was made by Frank Saracino to accept the resignation of Al Lynn from the Board of Directors. Seconded by Eric Michalak. The **Motion** passed unanimously.

**Appointment:** A **Motion** was made by Frank Saracino to appoint Phil Isaac to the Board of Directors. Seconded by Dave Henderson. The **Motion** passed unanimously.

**Return to Agenda:** A **Motion** was made by Frank Saracino to return to the agenda. Seconded by Eric Michalak. The **Motion** passed unanimously.

**MINUTES:** A **MOTION** was made by Frank Saracino to approve the minutes from the board meeting on July 20<sup>th</sup>, 2017. Seconded by Phil Isaac. The **Motion** passed unanimously.

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

July financial reports were distributed to Board members on August 14<sup>th</sup> 2017.

### **Committee Reports:**

**Social Committee:** No Report Given.

**Landscape Committee:** No Report Given.

**The Deck and Dock committee:** Ed Olson reported that with a signed contract and deposit. Innovative Marine will start work on dock repair as soon as a crew becomes available.

**Approving Proposal:** A **Motion** was made by Dave Henderson to approve the \$5,800.00 proposal, with payment to be made from the deck dock and seawall reserve. Seconded by Frank Saracino. The **Motion** passed unanimously.

### **Unfinished Business:**

**Beach Erosion and Wall Cap Update:** The scaffolding has come down and touchup is being taken care of. It is ready for the back fill and grading. That will lead into the planting of the sea oats and putting up the snow fence. Innovative Marine is still trying to get either the ramp or stairs built for beach access.

**B Building Restoration:** Chuck Mallek spoke to Mario's about the timing of finishing B-building. Tom Bissonette is putting up the lanai railings and screens. The walkway resurfacing will be started right after B-Building restoration.

**Beach and Pool Security:** There are still problems with the key situation. Most keys are working but there are still a few that don't.

**Dock Repair:** This was covered in the Deck and Dock Committee Report. The ladder will be installed by Innovative Marine.

**Elevator Repair:** Ed Olson is working with Oracle to start the repair work as soon as all the parts have arrived.

**Membership Voting:** The wording of the new voting requirements is with the attorney and will be provided to the board members for review.

**New Business:**

**Electrical Panels:** It was brought to the board's attention that the old Federal Pacific electrical boxes in some of the units have been described by insurance companies as a potential fire hazard. It was agreed upon to research this item and discuss it again at the next meeting.

**Executive Session:** A **Motion** was made by Frank Saracino to move into executive session. Seconded by Dave Henderson. The **Motion** passed unanimously.

A **Motion** was made by Phil Isaac to move back into regular session. Seconded by Dave Henderson. The **Motion** passed unanimously.

**NEXT MEETINGS:**     **Workshop:**     Tuesday, September 19<sup>th</sup>, 2017 AT 9:00 AM

**Board Meeting:** Thursday, September 21<sup>st</sup>, 2017 AT 9:00 AM

**If Necessary**

**ADJOURNMENT:** There being no further business to come before the association, a **MOTION** was made by Phil Isaac and duly seconded by Frank Saracino that the meeting be adjourned. The **Motion** passed unanimously.

The meeting adjourned at 10:02 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; \_\_\_\_\_