

PELICAN LANDING CONDOMINIUM ASSOCIATION, INC.

(A not-for-profit corporation)

BOARD OF DIRECTORS MEETING

Thursday, October 19, 2017 at 9:00 AM

Approved

CALL TO ORDER: Frank Saracino, President called the meeting to order at 9:02 A.M. He then deferred the chair to Vice President Eric Michalak.

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

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

MINUTES: A **MOTION** was made by Phil Isaac to approve the minutes from the board meeting on August 17th, 2017. Seconded by Joe Bieluch. The **Motion** passed unanimously.

Amend: A **Motion** was made by Frank Saracino to amend the agenda to allow for approval of the amended minutes from the June 15th board meeting. Seconded by Phil Isaac. The **Motion** passed unanimously.

Minutes: A **Motion** was made by Frank Saracino to approve the amended minutes from the June 15th board meeting. Seconded by Phil Isaac. 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.

Treasurer's Report:

- August and September financial reports were distributed to Board members on October 3rd and 12th 2017.
-Would like to gain an approval of a "motion to transfer the \$6,159.00 year-end 2016 operating fund balance to the Deck Dock and Sewall Reserve in order to maintain adequate year-end funding in that reserve category."
-Prepared draft proposal 2018 Operations and Reserves Budgets for review and discussion at this workshop and Board meeting. Also prepared a draft cover letter to unit owners for the Board's consideration. Would like to gain approval of a "motion to approve the Proposed 2018 Operations and Reserves Budget, including an increase of \$100.00 in the Quarterly Assessment amount starting with the January 1, 2018, payment, and also approval of the accompanying letter to unit owners to go out to unit owners with the proposed budgets following this Board of Directors meeting." Goal is to send out the letter and proposed budgets to the membership on 10/20, 23 or 24, to allow time for their review prior to the November 11 Annual Meeting. Determination of the quarterly assessment amount needs to occur as soon as possible, so coupon books can be ordered and shipped to the membership as early as possible in November – to ensure timely payment of the January 1, 2018, assessment as was the case last year, I would like to get all of the payments in before the end of December, so our year-end report shows an up-to-date status and we have good cash flow going into the new year.

Motion to transfer: A motion was made by Dave Henderson to transfer the \$6,159.00 year-end 2016 operating fund balance to the Deck Dock and Sewall Reserve in order to maintain adequate year-end funding in that reserve category. Seconded by Frank Saracino. A brief discussion followed. The **Motion** passed unanimously.

Motion to raise: A motion was made by Dave Henderson to raise the monthly fee to Sunstate Management from \$1,200.00 to \$1,300.00 per month. Seconded by Brian Lauer. **Motion** passed unanimously.

Motion to pass: A motion was made by Dave Henderson to approve the Proposed 2018 Operations and Reserves Budget, including an increase of \$100.00 in the Quarterly Assessment amount starting with the January 1, 2018, payment, and also approval of the accompanying letter to unit owners to go out to unit owners with the proposed budgets following this Board of Directors meeting. Seconded by Frank Saracino. **Motion** passed unanimously.

Committee Reports:

Social Committee: Meeting on November 2nd 10 am.

Landscape Committee: Eric Michalak gave a brief update.

The Deck and Dock committee: Bill Kissner reported on the ongoing work on the dock.

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: Close to being finished.

Dock Repair: This was covered in the Deck and Dock Committee Report.

Elevator Repair: Work to be started next month.

New Business:

NEXT MEETINGS: **Workshop:** Tuesday, January 16th, 2018 AT 9:00 AM

Board Meeting: Thursday, January 18th, 2018 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 10:12 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; _____