

# PELICAN LANDING CONDOMINIUM ASSOCIATION, INC.

(A not-for-profit corporation)

## BOARD OF DIRECTORS MEETING

Thursday, December 7, 2017,

Immediately Following the Budget Meeting

**CALL TO ORDER:** Joe Bieluch called the meeting to order immediately following the budget meeting.

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

**QUORUM:** A quorum being established with Joe Bieluch, Secretary, Nancy Roknich and Bill Kissner Directors present. Frank Saracino, President, Eric Michalak, Vice President, Dave Henderson, Treasurer and Bob Miller, Director on the conference call line. Also in attendance, Ed Olson from Sunstate Management.

**MINUTES:** A **MOTION** was made by Bill Kissner to approve the minutes from the board meeting on October 19<sup>th</sup>, 2017. After correcting the spelling of differed to deferred. Seconded by Bob Miller. The **Motion** passed unanimously.

**Amend:** A **Motion** was made by Dave Henderson to amend the agenda to allow for approval of the minutes from the November 4<sup>th</sup> organizational meeting of the Directors. Seconded by Bill Kissner. The **Motion** passed unanimously.

**Minutes:** A **Motion** was made by Bill Kissner to approve the amended minutes from the November 4<sup>th</sup> organizational meeting of the Directors. Seconded by Bob Miller. 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:**

The proposed 2018 operations and reserves budgets were distributed to all unit owners and reviewed at the November 11<sup>th</sup> annual meeting. Official notice was provided of the December 7<sup>th</sup>, 2017 budget meeting. Quarterly assessment coupon books for the 2018 fiscal year were mailed in November to all unit owners who are not on auto pay to help facilitate timely payment of the assessment due by January 1, 2018. October financial reports were distributed to the board members on November 15<sup>th</sup>. All quarterly assessment payments are currently up to date. A considerable amount of time has been spent since the November 11<sup>th</sup> annual meeting regarding completion of the Mario Painting contracts pending completion of certain checklist items this week that have all been handled.

**Mario's Contract:** A **Motion** was made by Dave Henderson That the Board of Directors approve payment of the remaining balance of \$39,833.00 on the building painting contract which does not include the walkway surfaces and \$12,300.00 on the contract to paint the walkway railings on all six buildings. Seconded by Bill Kissner. The **Motion** passed unanimously.

The current hold back of \$3,928.25 on the building B restoration will be continued to be held pending final review. In addition, payout of the final \$33,066.00 on the contract to resurface the walkways is being held pending expectable completion of remaining work.

### **Committee Reports:**

**Social Committee:** Gave a report on upcoming activities.

**Landscape Committee:** Bill Kissner gave an update.

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

### **Unfinished Business:**

**Additional Elevator Repairs:** A **Motion** was made by Dave Henderson that the Board approve entering into the new contract with Oracle for \$8,500.00 to be charged against the elevator reserves. Seconded by Bill Kissner. **Motion** passed unanimously.

**New Business:**

**NEXT MEETINGS:**     **Workshop:**     Tuesday, January 16<sup>th</sup>, 2018 AT 9:00 AM

**Board Meeting:** Thursday, January 18<sup>th</sup>, 2018 AT 9:00 AM

**If Necessary**

**ADJOURNMENT:** There being no further business to come before the association, a **MOTION** was made by Bill Kissner and duly seconded by Nancy Rocknich 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; \_\_\_\_\_