

# PELICAN LANDING CONDOMINIUM ASSOCIATION, INC.

(A not-for-profit corporation)

## BOARD OF DIRECTORS MEETING Thursday, January 18, 2018, 9:00 AM At the Pelican Landing Clubhouse

**CALL TO ORDER:** Frank Saracino called the meeting to order at 9:02.

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

**QUORUM:** A quorum being established with Frank Saracino, President, Joe Bieluch, Secretary, Nancy Roknich and Bill Kissner Directors present. Eric Michilak, 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 budget meeting on December 7<sup>th</sup>, 2017. Seconded by Joe Bieluch. The **Motion** passed unanimously.

**Minutes:** A **Motion** was made by Joe Bieluch to approve the minutes from the December 7<sup>th</sup> board meeting of the Directors. Seconded by Bob Miller. The **Motion** passed unanimously.

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

Recent items of importance from a financial perspective include the following:

- Following up on the December Board of Directors Meeting, approved payment of \$52,133.00 to Mario's Painting for building painting and building railing painting.
- Received the December 2018 financials and found one error that needed to be corrected prior to distribution to the Board of Directors, which should be accomplished shortly. These unaudited reports indicate that we completed the year slightly under budget in the Operations Fund and that we are still in good shape in our reserves. Of interest for this Board of Directors meeting, the December financials I will be distributing should show a balance of \$72,237.85 in the Buildings Reserve. That said, we still have an unpaid balance due of \$33,066.00 on the Walkways contract with Mario's Painting, \$4,228.25 in building restoration hold-backs with Marlo's Painting, and the likelihood of spending \$40,000 to \$45,000 more in Coastal Armoring (sheet-pile wall and concrete cap) for a 30-foot come-back wall coming back from our new sheet-pile wall and going along the southern property line south of B Building. This is an item for discussion later on the agenda for this Board of Directors Meeting. We will also be paying for the sea oat replanting needed to restore the area on the beach side of B Building impacted by building restoration and Coastal Armoring. The bottom line on the Buildings Reserve is that we should have sufficient money on hand and coming into this reserve in 2018 to cover all of these pending items and other needs that could come up in 2018, while still beginning to build this reserve category back up after major demands over the past several years.
- Given the adequate state of our Buildings Reserve funding at this time, I would like to propose a motion that the Board approve using the Buildings Reserve to fund the planned landscaping north of B Building and west of A Building, because much of the damages in this area were caused by Building B building restoration and construction of the Coastal Armoring wall. This would permit using our regular "Landscape-Other" category of our Operating Budget to handle other landscape needs.
- We have not yet paid the invoice we received from Mario's Painting for the walkways, as we are still awaiting two guarantees from Sherwin Williams and a spread sheet listing the paints and coatings used and the product codes for both the building painting and walkways contracts.
- Completed arrangements with Dave McMahon, our agent with Atlas Insurance for the review of our insurance policies that took place at this week's Board Workshop. At the Workshop plans were finalized for the planned insurance meeting for the membership that will be conducted by Dave McMahon on Saturday, February 24 at 9:00 a.m. at the Clubhouse.
- I am also in contact with Betsy Liniger, our bookkeeper at Sunstate Management Group, and Linh Chau, our outside third-party CPA, regarding preparation of a Compiled 2017 Year-End Financial Report that needs to be

made available to unit owners in April at the latest. Board members should anticipate that they will be asked to approve an Amended 2018 Reserves Budget based on actual year-end 2017 reserve category balances reflected in this final compiled year-end report. I hope to be able to get this done at our March Board of Directors meeting if we can get everything back from the CPA in time to do so.

**Motion:** A motion was made by Dave Henderson that the Board approve using the Buildings Reserve to fund the planned landscaping north of B Building and west of A Building. Seconded by Frank Saracino. The motion passed unanimously.

**Motion:** A motion was made by Frank Saracino to approve Linh Chau and his CPA firm, Armentrout Chau and Associates to prepare the compilation report, subject to the entire board reading the engagement letter. Seconded by Joe Bieulich. The **Motion** passed unanimously.

#### **Committee Reports:**

**Social Committee:** A new sound system for meetings and music was donated by Nancy Moreau in John Moreau's memory. A report was also given on activities and upcoming events.

**Landscape Committee:** A question was asked about the timing of the trimming of the mangroves. The scheduling of mangroves and other projects were discussed.

**The Deck and Dock committee:** Bill Kissner reported on the ongoing work on the dock and beach access. The dock is now functional. Small touches are being finished.

#### **Unfinished Business:**

- a. **Beach Erosion and Wall Return:** Dave Henderson said that the possibility of the seawall going further south from Pelican Landing is looking less likely and the need to build a 30-foot return to protect the south end of the property is important due to the approaching hurricane season. Innovative Marine has contracted a project to the north and doing the jobs consecutively will save the association \$5,000.00.

**Motion:** A **Motion** was made by Dave Henderson to approve spending up to \$50,000.00 from the Buildings Reserve to do the 30' return along the south property line that links to our existing sheet pile wall on the southern end of that wall. Seconded by Frank Saracino. A short discussion took place. The **Motion** passed unanimously.

#### **New Business:**

**NEXT MEETINGS:      Workshop:**      Tuesday, February 13<sup>th</sup>, 2018 AT 9:00 AM

**Board Meeting:** Thursday, February 15<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 Bob Miller and duly seconded by Bill Kissner that the meeting be adjourned. The **Motion** passed unanimously.

The meeting adjourned at 10:05 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; \_\_\_\_\_