

PELICAN LANDING CONDOMINIUM ASSOCIATION, INC.

(A not-for-profit corporation)

BOARD OF DIRECTORS MEETING

Thursday, March 15, 2018, 9:00 AM

At the Pelican Landing Clubhouse

Approved

CALL TO ORDER: Frank Saracino called the meeting to order at 9:14.

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 and Bill Kissner Director present. Dave Henderson, Treasurer, Eric Michalak, Vice President 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 February 15th, 2018. Seconded by Joe Bieluch. The **Motion** passed unanimously.

Treasurer's Report:

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

- Worked with Sunstate Management on providing proper notice to the membership of the March 15, 2018 Budget Meeting to formally consider the proposed Amended 2018 Reserves Budget for adoption.
- Worked with Dave McMahon, our agent with Atlas Insurance, to complete plans for the Saturday, February 24, 2018 insurance informational meeting his associate Tommy Kochis conducted at Pelican Landing.

Committee Reports:

Social Committee: A report was given about all the upcoming events. Bill gave a recommendation that on Sunday the Association call the Fire Department to see if it is okay to have the beach fire, due to the extreme fire warning. If it is not, the hot dog roast will be done on the grills, and not on the beach fire. **Motion** made by Bill Kissner and seconded by Frank Saracino to make a decision on the day of the event and if there is any issue the fire department can see Bill Kissner. Motion carries, Bill Kissner, Frank Saracino, Nancy Roknich and Eric Michalak voted yes. Dave Henderson, Joe Bieluch and Bob Miller voted no.

Landscape Committee: No report was given.

Building Committee: Bill Kissner reported that the Association is wrapping things up with IMS. Ed Olson reported that he spoke to Perry. The permit is in for the return and the sheet pile is ordered and will be in March 28. Some welding has to be done so they are looking at April 1. Regarding the ramp for the south access, the gentleman who built the north stairs will be doing the job and should be starting next week. **Motion** made by Dave Henderson and seconded by Bob Miller to appoint Bill Kissner, Eric Michalak and Jim Leroy to the building committee going forward. Motion passed unanimously. Eric Michalak abstained. Bill Kissner also reported that the roof will be reassessed in the near future due to the damage from Hurricane Irma.

The Deck and Dock Committee: Bill Kissner reported that there have been issues with kayaks being stored on property. The remainder of the work to the dock has been completed. The electrical is all functioning properly, and the light is up. The hose bibs are also all functioning.

Insurance Recovery Committee: Frank gave the report. The insurance disaster plan preparation has been put in motion. A meeting with Atlas was held on Monday March 12, 2018. The first step is accumulation of all of the documents necessary. Once Atlas has those documents, there will be a second meeting scheduled.

Unfinished Business:

The unit owner of D-102 wanted to know if someone could let him know where the water leak is in his unit.

New Business:

- Extension of the patio – Owners have suggested that the Patio on the north end of B Building be extended. Bill Kissner asked for a show of hands of all who would favor this and all in attendance except for one person indicated that they would favor the patio expansion. Paver work on the south side is also being bid on.

NEXT MEETINGS: **Workshop:** Tuesday, April 17, 2018 AT 9:00 AM

Board Meeting: Thursday, April 19, 2018 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 Joe Bieluch that the meeting be adjourned. The **Motion** passed unanimously.

The meeting adjourned at 10:34 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; _____