

# PELICAN LANDING CONDOMINIUM ASSOCIATION, INC.

(A not-for-profit corporation)

## BOARD OF DIRECTORS MEETING

Thursday, April 19, 2018, 9:00 AM

At the Pelican Landing Clubhouse

**CALL TO ORDER:** Frank Saracino called the meeting to order at 9:00.

**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 Nancy Roknich 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.

**AMEND:** A **Motion** was made by Bill Kissner to amend the agenda to add approval of the budget meeting minutes. Seconded by Joe Bieluch. The **MOTION** passed unanimously.

**BUDGET MEETING MINUTES:** A **MOTION** was made by Bill Kissner to approve the minutes from the budget meeting on March 15<sup>th</sup>, 2018. Seconded by Joe Bieluch. The **MOTION** passed unanimously.

**MINUTES:** A **MOTION** was made by Bill Kissner to approve the minutes from the Board meeting on March 15<sup>th</sup>, 2018. Seconded by Joe Bieluch. The **Motion** passed unanimously.

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

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

- Reviewed and distributed the March 19 Insurance Appraisal done by Staebler Insurance and Consulting to the Board of Directors. This appraisal brings our property valuations up to date and should help ensure that we are properly insured from a wind/hurricane standpoint going into the upcoming hurricane season. The new policy year for all of our insurance policies, except for flood insurance, begins on April 29, 2018. Flood insurance policies come due in July, except for C Building, which comes due in September. Like the wind coverage, the flood policies for their new policy year will also be based upon the new appraisal.
- Worked with Betsy Liniger, Sunstate Management's bookkeeper, to ensure that our monthly financial reports accurately incorporate the proper reserve allocations based on the Amended 2018 Reserves Budget that was approved by the Board on March 15. Distributed updated February and March financial reports to the Board of Directors.
- Worked with Sunstate Management and Building Committee representatives to facilitate timely deployment of Innovative Marine for construction of the beach access ramp and sheet-pile wall south of B Building prior to turtle season.
- In consultation with Building Committee representatives and Sunstate Management, approved final payments for the bayside dock repairs and the northern beach access stairway. Also approved the 20% deposit needed to commence work on the 30-foot sheet-pile wall project south of B Building.
- Worked with Sunstate Management to make the 2017 compiled year-end financial statements available to unit owners.
- I am continuing follow-up with Atlas Insurance Agency to ensure that all insurance policies due for renewal on April 29 are in place. As part of the follow up, I have the following two motions that I would like the Board of Directors to approve:

**MOTION:** A **MOTION** was made by Dave Henderson to formally accept the March 19, 2018 Insurance Appraisal done by Staebler Appraisal and Consulting. Seconded by Bill Kissner. **Motion** passed unanimously.

**MOTION:** A **MOTION** was made by Dave Henderson to approve the Revised April 17, 2018 Insurance Proposal sent to us by Atlas Insurance Agency subsequent to Dave McMahon's review of the original proposal at the April 17 Board of Directors Workshop. Seconded by Joe Bieluch. **Motion** passed unanimously.

**Committee Reports:**

**Social Committee:** A report was given about the success of the events that were held this passed year and upcoming events that are scheduled.

**Landscape Committee:** No report was given. A unit owner asked about the irrigation upgrades that are being considered.

**Building Committee:** Bill Kissner reported that the IMS has started the south ramp and the sheet pile return. The cap should be started soon after. We hope to have everything finished before turtle season. A unit owner asked about the storm doors. Bill Kissner stated the doors are on order and that project should start soon.

**The Deck and Dock Committee:** No report given.

**Insurance Recovery Committee:** Frank gave the report. He explained why an insurance recovery is important. Another meeting is scheduled with Atlas to continue putting the system in place.

**Unfinished Business:** There was no unfinished business discussed.

**New Business:** There was no new business discussed.

**NEXT MEETINGS:**      **Workshop:**      Tuesday, May 15, 2018 AT 9:00 AM

**Board Meeting:** Thursday, May 17, 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 9:52 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; \_\_\_\_\_