

PELICAN LANDING CONDOMINIUM ASSOCIATION, INC.

(A not-for-profit corporation)

BOARD OF DIRECTORS MEETING

Thursday, July 12, 2018, 9:00 AM

At the Pelican Landing Clubhouse

APPROVED

CALL TO ORDER: Treasurer Dave Henderson 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 was established with Dave Henderson, Treasurer, Bill Kissner Director, and Bob Miller, Director present. Frank Saracino, President, was present on the conference call line. Eric Michalak, Vice President, Joe Bieluch, Secretary and Nancy Rognich were absent. 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 May 17th, 2018. Seconded by Bob Miller. The **Motion** passed unanimously.

Treasurer's Report:

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

- Working with Atlas Insurance Agency and Sunstate Management to get flood insurance policies due for renewal on July 23 and 24, 2018 renewed on a timely basis based upon valuations from this year's insurance appraisal.
- Distributed May and June financials to the Board of Directors for review.
- Requested that Innovative Marine provide the required \$5,000 discount, permitting documentation, and Contractors Affidavit and Unconditional Release of Liens prior to our making final payment for the comeback sheet-pile wall and concrete cap.
- Working with the Building Committee and Sunstate Management on remaining items needed from Innovative Marine to conclude their beach access project work.
- Worked with Sunstate Management and Building Committee representatives to facilitate timely deployment of R. Webber Inc. paver block projects north and south of B Building.

Committee Reports:

Social Committee: No Report.

Landscape Committee: Nancy Miller gave the report on the ongoing beautification projects.

Building Committee: Bill Kissner gave the report on finishing up all the ongoing projects. A **Motion** was made by Dave Henderson to authorize Phil Isaac to form a committee that would liaison with the Building Committee to come up with a proposal to build unit owner storage areas that would be presented to the Board of Directors for review. Seconded by Bill Kissner. The **Motion** passed unanimously.

The Deck and Dock Committee: Bill Kissner gave the report. He spoke about contacting Adams and Nicholas, a survey study and permitting company. The committee is vetting them to help with the planning and permitting of the new bay-side dock.

Insurance Recovery Committee: This project is on-going to have all of Pelican Landing's important information at Atlas Insurance and Sunstate Management's offices. There is an appointment planned for next week to meet with a general contractor and remediation company to work with us in the event of a major disaster.

Unfinished Business:

Clean Slate Letter for Rental and Kayak:

There is a draft of the clean slate letter the board wants to send out to the membership to remind everyone the minimum rental in the condominium documents and rules and regulations is two weeks. Also, to remind everyone that out of season storage for kayaks and boats is not permitted. A **Motion** was made by Dave Henderson to authorize Ed Olson to send a letter from the Board of Directors to all unit owners dealing with the two-week minimum rental period and kayak storage based upon the May 22nd draft, with a compliance date of August 6th, 2018. Seconded by Bob Miller. The **Motion** passed unanimously.

New Business:

Line of Credit Extension:

Announcement by the Treasurer Dave Henderson that the current Line of Credit with Centennial Bank that matures on August 15th, 2018 will not be extended because the Board of Directors would prefer not to use debt to handle future needs.

Dock Survey Project:

Work in progress.

NEXT MEETINGS: **Workshop:** Tuesday, September 18, 2018 AT 9:00 AM

Board Meeting: Thursday, September 20, 2018 9:00 AM

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 10:13 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; _____