

PELICAN LANDING CONDOMINIUM ASSOCIATION, INC.

(A not-for-profit corporation)

BOARD OF DIRECTORS MEETING

Thursday, September 20, 2018, 9:00 AM

At the Pelican Landing Clubhouse

CALL TO ORDER: Bill Kissner 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 Bill Kissner, Director, and Nancy Roknich, Director, present. Frank Saracino, President, Eric Michalak, Vice President, Dave Henderson, Treasurer, and Bob Miller, Director, were present on the conference call line. Joe Bieluch was 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 July 12th, 2018. Seconded by Bob Miller. The Motion passed unanimously.

Treasurer's Report: Subsequent to the July 12, 2018 Board of Directors meeting, the following actions of major importance from a financial perspective included the following:

- Distributed monthly financial reports to the Board of Directors for review.
- Flood insurance policies due for renewal on July 23 and 24, 2018 were renewed on a timely basis based upon valuations from this year's insurance appraisal. Arrangements were also made for renewal of the flood policy for C Building on September 29, 2018, also based on the new valuations. With this last renewal, all renewals that were scheduled for 2018 will be done by September 29. Subsequent to this final renewal, we plan on posting a revised insurance deductible summary on the Pelican Landing website.
- After final inspection, paid remaining balance due of \$5,961.60 on the \$9,936.00 contract for beach-front paver block patio work north and south of B Building. Work was well done and accomplished on a very timely basis and for precisely the contracted amount. After this work, the re-sodding of the area between A & B Buildings and planting of the Areca Palms along the north property line in that area was done to repair damages from the building restoration and construction of the sheet-pile seawall. Cost of the landscaping in this area was \$2,479.95 which was charged to the Buildings Reserve as a part of those projects (per prior approval of the Board of Directors on January 18, 2018).
- After receiving the requested permitting and other backup documentation from Innovative Marine for the comeback sheet-pile wall and concrete cap project paralleling the property line south of B Building, issued payment for the total remaining balance due of \$39,468.00. This project was completed at a total cost of \$49,216.00, roughly in line with the \$48,740.00 approved contract and under the \$50,000.00 authorization approval made by the Board of Directors at the January 18, 2018 Board meeting. Increased cost associated with removal of the gopher tortoise were more than offset by savings enjoyed by joint mobilization of our project with a similar project on another nearby beach-front property.
- Issued payment of \$11,640.00 toward the southern beach access project, which was the balance due on the approved contract of \$16,140.00 after deducting the deposit of \$4,500. Have not paid the remaining \$8,540.00 invoiced by Innovative Marine, pending approval by the Board of Directors for paying this additional amount subject to documentation of final approvals by the permitting agencies. A motion for conditional approval by the Board of Directors is being made in conjunction with this Treasurer's Report. The additional amount billed was for the added materials and labor needed to make the slope of the ramp more gradual as required for permitting. The project was in a state of flux from the original proposal for a sunset deck replacing the original deck for \$23,400.00, which could not get permitted, leading to the \$16,140 proposed for the ramp, which ultimately led to building the extended ramp that was ultimately permitted and completed and invoiced based on a total cost of \$24,680.00.
- After evaluation over the first eight months of the year, I am recommending that the \$4,745.90 that was the positive balance in the Operating Fund on December 31, 2017 be rolled over into 2018 Operations (as opposed

to a transfer into reserves) in an effort to ensure that we end 2018 with a positive (rather than a negative) Operating Fund balance. This is being done to help offset the impact of higher insurance premiums on the Operating Fund.

- My thanks go to the Building Committee and the Landscape Committee for all of their work in bringing the projects mentioned above to a satisfactory conclusion.

A MOTION was made by Dave Henderson that the Board of Directors approve of moving the \$4,745.90 currently carried on our financial reports as an “Unrestricted Net Asset” to Operations (effectively rolling over the positive December 31,2017 Operating Fund balance into 2018 Operations). Seconded by Eric Michalak. Motion passed unanimously.

A MOTION was made by Dave Henderson that the Board of Directors approve payment of \$8,540.00 as the final payment toward the southern beach access ramp project, pending first receiving satisfactory documentation of final approvals of the completed project by permitting agencies. Seconded by Bill Kissner. Motion passed unanimously.

Committee Reports:

Social Committee: Nancy Rognich reported the committee will have a meeting in October to decide the upcoming events for the season.

Landscape Committee: Bill Kissner reported that all of the plantings and irrigation have been finished on the north west side of the community. Palm and tree trimming will take place in early November.

Building Committee: Bill Kissner reported that the beach side project is almost complete. Just waiting on a couple of small items and proof of final permit. The pool lock and hinges are finally back on and working.

There is a proposal from Gulf Coast Restorations for \$1,645.82 to water test Units D-102 and D-202 to determine where the leak into D-102 is coming from. **A Motion was made by Bill Kissner to accept the proposal from Gulf Coast Restoration. Seconded by Bob Miller. The motion passed unanimously.**

Bill Kissner also talked about a proposal from Gulf Coast Restoration for \$4117.55 to replace the concrete in front of the pool bathrooms with pavers and repair the stairs. Another bid will be pursued and some thought that this project could be delayed until the spring of 2019.

There is a proposal from Advanced Asphalt for \$11,000.00 to repair the pot holes, reseal and stripe the driveways and carports. **A Motion was made by Dave Henderson to approve the proposal from Advanced Asphalt. Seconded by Bob Miller. Motion passed unanimously.**

Two proposals from Pye Barker were presented for The Fire Alarm Deficiency Repair Report listing the repairs, replacements and upgrades needed to bring the system up to code. The first for \$2,984.23 makes the necessary repairs and replacements. The second one for \$3,982.54 adds heat detectors in each FACP room, which were strongly recommended to protect the system. **A Motion was made by Bill Kissner to approve the second proposal from Pye Barker. Seconded by Eric Michalak. Motion passed unanimously.**

Bill Kissner spoke about the spa heater and the need to repair a coil for \$1,745.00 and then have to essentially do the same next year when a new spa heater is installed. It had been determined that since the life expectancy of the heater is only one more year, it would be prudent to replace it this year. There is a proposal from Alex’s Pool Heating and Air for \$5,480.00 to replace the unit. **A Motion was made by Dave Henderson to approve the proposal from Alex’s Pool Heating and Air and to change the expenditure to the Pool and Spa Reserves. Seconded by Bill Kissner. Motion passed unanimously.**

Colonial Roofing made the necessary repairs on E-201, and appears to be handled. The clubhouse repairs are going well. The electrical contractor decided not to do all of the work so 1 more bid is needed. 5 Star Plumbing was out this morning to bid the shutoff valves and re-piping of B building.

The Deck and Dock Committee: Bill Kissner gave the report. He spoke about contacting Adams and Nicholas, a survey study and permitting company again. ANE has offered to give a short presentation to the membership at the annual meeting. Dave Henderson suggests that a straw vote should be taken at the annual meeting to indicate the interest of the membership in proceeding with this project, since this would be a material alteration and would require a

membership vote. The committee has provided information to the board to help in the vetting process of ANE to consider 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. We have met with Gulf Coast Restoration, a general contractor and remediation company, to start building a relationship that could evolve into their working with us in the event of a major disaster requiring storm mitigation and restoration work..

Unfinished Business: None

New Business:

First mailing for the annual meeting went out and there are 4 positions up for election.

NEXT MEETINGS: **Workshop:** Tuesday, October 16, 2018 AT 9:00 AM

Board Meeting: Thursday, October 18, 2018 9:00 AM

ADJOURNMENT: There being no further business to come before the association, a **MOTION was made by Dave Henderson and duly seconded by Nancy Rognich 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; _____