

PELICAN LANDING CONDOMINIUM ASSOCIATION, INC.

(A not-for-profit corporation)

BOARD OF DIRECTORS MEETING

Thursday, July 18, 2019

At the Pelican Landing Clubhouse

CALL TO ORDER: Richard Decker called the meeting to order at 9:00 am.

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

QUORUM: A quorum was established with Richard Decker, President and Nancy Roknich, Secretary, present. Dave Henderson, Treasurer, Frank Saracino, Vice President and Eric Michalak were present on the conference call line. Paul Chase and Bill Kissner were absent. Also present, Ed Olson from Sunstate Management.

APPROVAL OF THE PREVIOUS MINUTES: MOTION made by Nancy Roknich and seconded by Frank Saracino to approve the minutes of June 20, 2019 Board Meeting. Motion passed unanimously.

TREASURERS REPORT: Since the last Board of Directors Meeting, items of interest from a financial perspective include the following:

- Followed up on all items discussed in the previous Treasurer's Report.
- Renewed Flood Insurance for all buildings except for C Building, which comes up for renewal in September. 2019 expenses from these renewals can be accommodated within the 2019 Operations Budget.
- Worked with Sunstate and Building Committee representatives on the financial aspects of the re-roofing, aluminum proposal and elevator re-building and modernization proposals.

COMMITTEE REPORTS:

SOCIAL – Nice parties were held on Memorial Day and 4th of July.

LANDSCAPE – Weeds are starting to come through the mulch that was put down. Ed to ask the landscaper to treat and pull.

BUILDING – Eric Michalak gave the report. B Building re-piping is mostly complete. Two more units need to be re-piped. They are waiting for the units to be available, and for the roof to be complete. The re-piping project is under budget so far. The reroofing has also begun. The gutter people are working with the roofing contractor in order to save time and money. There are two contracts – one to put 6" gutters in the front of all of the buildings, and one for new fascia and soffit for the front and sides of all the buildings. There are also two elevator contracts to present, one for the E building and one for the F Building. The cost is \$71,950 per building to upgrade, bring up to code, and modernize all the electrical systems. F Building will be completed first and then E Building. **MOTION made by Eric Michalak and seconded by Dave Henderson to approve the two contracts from Straightline Aluminum Construction totaling \$36,580. One for the 6-unit long buildings and one for the 8-unit long buildings. That will include the gutters on the front of the buildings and the fascia and soffit on the sides of the buildings. Motion passed unanimously. MOTION made by Eric Michalak and seconded by Dave Henderson to put gutters on the dormers on top of all the buildings; approving up to \$30,000 to Straightline Aluminum if the funds are available. The funds are dependent on the plywood needed for roof repairs. Motion passed unanimously. MOTION made by Eric Michalak and seconded by Nancy Roknich to approve the two contracts from Oracle Elevator to rebuild and modernize the elevators in Buildings E and F at a cost of \$71,950 per elevator to be paid from the elevator reserves. Motion passed unanimously.**

BOAT DOCK – Strayer has been out to do the surveys and they are working with Adams and Nichols in order to get the permitting process started.

NEW BUSINESS

MOTION made by Frank Saracino and seconded by Nancy Roknich to amend the agenda to include a discussion regarding the pickleball and tennis court. Motion passed unanimously.

Motion made by Frank Saracino and seconded by Dave Henderson to name the pickleball complex in Memory of Chuck Mallek. Motion passed unanimously.

UNFINISHED BUSINESS

NEXT WORKSHOP/MEETING: Tuesday August 13, 2019 9:00 AM Thursday August 15, 2019 9:00 AM

ADJOURNMENT: There being no further business to come before the association, a MOTION was made by Nancy Roknich and duly seconded by Eric Michalak that the meeting be adjourned. The Motion passed unanimously.

The meeting adjourned at 9:33 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; _____