

**PELICAN LANDING CONDOMINIUM ASSOCIATION of CHARLOTTE
COUNTY, INC.**

(A not-for-profit corporation)

Special BOARD OF DIRECTORS MEETING

Monday, April 20, 2020

**Due to Covid-19, Meeting Held by Conference Call
With Member Dial-In Access**

CALL TO ORDER: Richard Decker called the meeting to order at 9:04 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, Frank Saracino, Vice President, Bill Kissner, Secretary, Dave Henderson, Treasurer, David Frustaci, Assistant Treasurer, Paul Chase, Director and Eric Michalak, Director all on the conference call. Also present, Ed Olson from Sunstate Management on the conference line.

New Business:

1. Discussion and Approval of 2020-2021 Insurance Package:

Dave McMahon with Atlas Insurance Agency gave a presentation of the 2020-2021 insurance policy package, including ample opportunity for questions and answers. He spoke about the turn of the market due to back-to-back catastrophic years and about the budgeting process and the difficulty in predicting the amount of the policy 6 months prior to the renewal. He highlighted the property and the general liability policies and the reasons for the increases. At the same time, he pointed out improvements in coverages including increased Ordinance and Law coverage from \$1 million to \$2.5 million and the reduced Wind/Hail deductible from \$25,000.00 to \$15,000.00. While the new roof features provided us with definite savings, the increases in the broader insurance market still resulted in an increase in our insurance cost that exceeded budget. That said, the increase in premiums is significantly lower than most coastal properties in our area. Dave Henderson reviewed the First Insurance Commercial Premium Finance Agreement, which is necessary because, with these types of commercial insurance policies, the entire premium is due in advance, and from a cash flow standpoint the premium must be paid in a series of payments throughout the year. He also reviewed proposed amended operations and reserves budgets that were needed to ensure adequate funding of the insurance program.

MOTION: Motion was made by Dave Henderson and seconded by Dave Frustaci that the board of directors nullify it's approval of the proposed amended reserve budget dated March 27th 2020 and instead approve the proposed amended operations and reserve budgets dated April 20th 2020 for consideration for approval at a budget meeting to be held at 9:00 am on May 21st 2020 just prior to the board of directors meeting scheduled for that date and time. Motion passed unanimously.

MOTION: Motion was made by Dave Henderson and seconded by Frank Saracino that the board of directors approve the insurance package as proposed and authorize the treasurer to sign the proposal acceptance and return it to Atlas Insurance Agency. Motion passed unanimously.

MOTION: Motion was made by Dave Henderson and seconded by Frank Saracino that the board of directors approve the Commercial Premium Finance Agreement, quote #22095722, presented in conjunction with the insurance package from Atlas Insurance Agency and authorize the treasurer to sign the finance agreement and return it to Atlas Insurance Agency. Motion passed unanimously.

There was a discussion regarding the fact that while the proposed operations budget amendments were necessary to ensure adequate funding of the insurance program, the increase in insurance funding would result in less money going to the Buildings Reserve. As a result, the following motion was made:

MOTION: Motion was made by Dave Henderson and seconded by Frank Saracino that during the month of June we transfer the year-end 2019 operating fund balance of \$19,377.00 over to the Buildings Reserve. Motion passed unanimously.

NEXT WORKSHOP: 9:00 am Tuesday May 19th, 2020. NEXT BOARD OF DIRECTORS MEETING: Thursday May 21 (immediately following a 9 am Budget Meeting) – All to be conducted again by conference call due to Covid-19.

ADJOURNMENT: There being no further business to come before the Association, MOTION was made by Bill Kissner and duly seconded by Paul Chase that the meeting be adjourned. The Motion passed unanimously.

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; _____

DRAFT