

# PELICAN LANDING CONDOMINIUM ASSOCIATION of CHARLOTTE COUNTY, INC.

(A not-for-profit corporation)

## BOARD OF DIRECTORS MEETING

Thursday, June 18, 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 9:06 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, Dave Henderson, Treasurer, David Frustaci, Assistant Treasurer, Paul Chase, Director and Eric Michalak, Director all on the teleconference or conference call. Also present, Ed Olson from Sunstate Management on the teleconference.

**APPROVAL OF THE PREVIOUS MINUTES: MOTION made by Frank Saracino and seconded by Paul Chase to approve the minutes of the May 21<sup>st</sup> 2020 budget meeting and the May 21st 2020 Board Meeting. Motion passed unanimously.**

### TREASURER'S REPORT:

**Motion: As Board Members and Ed Olson were the only participants in the Board meeting, a motion was made by Dave Henderson and seconded by Frank Saracino to accept the treasurer's report as written and reviewed with the Board of Directors at the June 16<sup>th</sup> Board Workshop (the text of which is included in these minutes – below). Motion passed unanimously.**

Since the last Treasurer's Report of May 21, 2020, most of the action taken was in follow-up to the May 21, 2020 Budget Meeting and Board of Directors Meeting to implement the Board decisions made in those meetings, including the following:

- Implementation of the new Elevator Maintenance Agreement
- Input to David Frustaci to support his efforts to secure an advantageous loan commitment for the planned Elevator Renovation and Modernization project
- Work with Oracle Elevator on finalizing plans for the Elevator Renovation and Modernization project

While aspects of the above follow-up will be discussed later in this meeting's agenda, one major item that occurred between the May 21 Board of Directors Meeting and this meeting was as follows:

- In line with discussions at previous Board of Directors Workshops and Board Meetings and given the need to move ahead quickly to prevent water damage, approved a contract for \$6,170 with Odeh's Home Improvement for stucco repair and caulking associated with the recent re-roofing of our six (6) residential buildings, specifying that the cost would be charged to the Roof Reserve and requiring that Sunstate obtain the required Certificate of Insurance before commencement of the work. In follow-up to that approval, I am making the following motion for Board ratification:

**MOTION: Motion was made by Dave Henderson and seconded by David Frustaci that the Board of Directors ratify the approval of the Odeh's Home Improvement \$6,170 proposal (contract) for stucco**

**repair and caulking associated with the recent re-roofing of Pelican Landing's six (6) residential buildings and that the cost be charged to the Roof Reserve. Motion passed unanimously**

Discussion of other major financial items was deferred to Item 8, Unfinished Business of this meeting's agenda.

**COMMITTEE REPORTS:**

**SOCIAL** – Richard Decker gave the report. He spoke about the get togethers on the patio of the club house with social distancing.

**LANDSCAPE** – Richard Decker gave the report. Dalton's did their initial cut back and has scheduled the Spindle Palms and Sephora cut back next week at a price of \$675.00. Eric and Richard have plans for some landscaping north of E- Building and David authorized Dalton's to haul off the bushes removed for the new pavers south of the tennis courts at a cost of \$100.

**BUILDING** – Ed Olson gave the report. He spoke about projects and the scheduling. Odeh's Home Improvement will be starting the work on the dormers next week and has agreed to check the gutters on both the F Building and the E-Building for clogs. He has also agreed to look at the walkways and the possibility to put security lighting under the buildings. Paver Mac called and due to a change in schedule will be able to start the pavers on Monday. The top rail for the tennis court has been ordered and they should be receiving it next week.

**BOAT & DOCK** –Richard Decker gave the report. He spoke about the DEP letter about the cut back and the inconsistencies in it. Jason Adams will be working with Suncoast Environmental to clear that up. David Frustaci talked about the open permit that has been open for a number of years and the need to have that closed. Ed Olson talked to the owner of Suncoast Environmental who will be sending a response to the DEP letter.

**UNFINISHED BUSINESS:**

**Elevator Maintenance Agreement-** Dave Henderson talked about the new maintenance agreement with Oracle.

**Motion: Motion was made by Dave Henderson and seconded by David Frustaci that the Board of Directors ratify the May 29, 2020 final execution of the new Elevator Maintenance Agreement dated May 14, 2020 with Oracle Elevator.** There was discussion about the amount of trouble calls that have been made and the response of Oracle to help with the issues. Keith Kerr, General Manager of Oracle Elevator is determined to correct the ongoing issues. **Motion passed unanimously.**

**Elevator Renovations/Modernizations** – David Frustaci talked about financing elevator modernizations for Buildings A, B, C and D.

**Motion: Motion made by Dave Henderson and seconded by David Frustaci that the Board of Directors formally accept the loan commitment from BB & T (now Truist) dated June 11, 2020 including all of the approval terms. Motion passed unanimously.**

**Motion: Motion made by Dave Henderson and seconded by David Frustaci that the Board of Directors ratify the June 16, 2020 final execution of the Elevator Modernization Agreement for Buildings A, B, C & D with Oracle Elevator dated March 13, 2020. Motion passed unanimously.**

**Motion: Motion made by Dave Henderson and seconded by Dave Frustaci that the Board of Directors approve using the Reserve Fund to make the required payments to Oracle Elevator for the Elevator Modernization project, charging the expenses against the Elevator Reserve, and then in December to use the proceeds from the BB & T loan to replenish the Elevator Reserve account. Motion passed unanimously.**

**NEW BUSINESS:**

Dave Henderson recommended that we take advantage of Heidi Kristensen's continued stay at Pelican Landing to accelerate the review and revision of the rules and regulations and parking pass procedures to allow plenty of time for Board of Directors' review and approval prior to the annual meeting and associated mailings. Ed Olson agreed to continue to work with Heidi and her committee including Richard Decker, the Board's liaison with the committee, to continue moving this effort forward.

**NEXT Workshop: 9:00 am Tuesday July 14th, 2020 – NEXT Board Meeting: 9:00 am Thursday July 16th, 2020 – Venue TBD**

**ADJOURNMENT:** There being no further business to come before the Association, **MOTION was made by David Frustaci 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; \_\_\_\_\_

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