

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

(A not-for-profit corporation)

BOARD OF DIRECTORS MEETING

Thursday, October 15, 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 9:03 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, David Frustaci, Assistant Treasurer, Bill Kissner, Secretary, and Paul Chase, Director, all on the teleconference or conference call. Also present, Ed Olson from Sunstate Management was on the teleconference.

APPROVAL OF THE PREVIOUS MINUTES: MOTION made by Paul Chase and seconded by David Frustaci to approve the minutes of the September 17, 2020 Board Meeting. Motion passed unanimously.

Richard Decker announced that due to selling his unit at Pelican Landing Eric Michalak tendered his resignation. **Motion: Motion made by David Frustaci and seconded by Paul Chase to accept the resignation of Eric Michalak. Motion passed unanimously.**

TREASURER'S REPORT: Since the last Treasurer's report of September 17, 2020 the following actions by the Assistant Treasurer of major importance were as follows:

- Finalized the Elevator Modernization loan documents with Truist Bank and along with Dave Henderson signed the final documents. The final loan terms are 10 years at 3.75% fixed interest rate. The first 3 months are interest only with the remaining 117 payments of principal and interest beginning in January 2021. We will not draw on this loan until December to avoid paying any interest in 2020.
- Opened an operating account at Truist Bank as required by the above mentioned loan agreement and transferred \$10,000 from the Centennial Bank operating account to fund the new account. The loan payments will be automatically debited from the Truist operating account.
- Modified the 2021 Proposed Budget and the 2021 Proposed Reserve Budget after input from the Board at our September 17th meeting.
- Prepared a cover letter to be included in mailings to Unit Owners with the Proposed Budgets no less than 14 days prior to our November 7th Annual Board Meeting.

As part of the budget process, I will be put forward a motion asking the Board to approve the 2021 Proposed Operations Budget and the 2021 Proposed Reserves Budget along with an attached Cover Letter to be sent to Unit Owners no later than 14 days prior to the November 7, 2020 Annual Meeting.

Social Committee: No report given.

Landscape Committee: Richard Decker gave the report. There are problems with the irrigation system by E-building. Australian Pines are also growing over there. Dalton's will be addressing

both. Bill Kissner is stilling looking for a new diaphragm for the irrigation pump. Dalton's will also be trimming the palms next week. There are still complaints from the turtle people about the lights in the B-building.

Building Committee: Eric Michalak reported. The repairs to the bump-outs on A-building by Waterproofing Contractors will start next week. Artistic Concrete will begin the work on the walkways. Waterproofing Contractors has also given proposals on work needed on B-building. Bill Kissner reported three out of the four elevators are complete. Materials have been ordered for several other projects, and they are waiting on delivery. Power washing has been done and the next project is the trash rooms.

Boat and Dock: Richard Decker found paperwork from Bushwhacker's mangrove trimming from 2006. Eric Michalak reported that the DEP is still dragging things out. Once the mangrove trimming issue is finalized everything else can be finalized so a presentation can be made to the membership mid-season. Questions were asked about previous management companies. The positive thing now is that there is a revised blueprint which would allow a proposal to be drawn up. David Frustaci asked about the purchase of bike racks. None have been ordered. Bill Kissner will order 2 racks. He also asked about expanding the kayak rack.

UNFINISHED BUSINESS:

Motion: Motion was made by David Frustaci and seconded by Paul Chase to ratify the board resolution signed by Richard Decker, President, on October 5th, 2020 regarding remote communications. Motion passed unanimously.

Motion: Motion was made by David Frustaci and seconded by Frank Saracino that the board passes a resolution certifying that four directors seats are open for election at the November 7th annual meeting, each for a two year term. Motion passed unanimously.

Four people self-nominated; Heidi Kristensen, Dave Henderson, Paul Chase and Richard Decker.

Rules and Regulations: Heidi Kristensen reported. There are four forms that are being updated and corrected. She went through the latest corrections. A question was asked about allowing motorcycles. **Motion: A motion was made by David Frustaci and seconded by Paul Chase to except the changes and adopt them into the rules and regulations.** Mary Linda had some comments and questions about the Rules and Regulations Committee. What is the committee's authority? Where does the liability fall? Is there any recourse for renters or rental agency? Who is management? **Motion passed unanimously.**

2020 Annual Meeting Discussion: Ed Olson spoke about the upcoming annual meeting. The second notice went out Tuesday. The ratification was approved to allow members to teleconference into the meeting. The meeting will be held at the club house. CDC guidelines will be followed. Masks and social distancing will be mandatory. 15 people will be allowed in the club house and if more arrive, they will be given instructions on how to join the meeting remotely. It is important to mail in your proxy early.

Proposed 2021 Operations and Reserve Budgets: David Frustaci went over both the operations budget and the reserves budget. He also went over the cover letter to be sent out

with the budget. **Motion: Motion made by David Frustaci and seconded by Frank Saracino to approve mailing the Proposed 2021 Operations and Reserves Budgets to the membership prior to the 2020 annual membership meeting. Motion passed unanimously. Motion: Motion made by David Frustaci and seconded by Frank Saracino to approve the cover letter to be mailed with the 2021 Operations and Reserves Budgets to the membership.** There was a lengthy discussion about roofs, buildings and the need for more funding. **Motion passed unanimously.**

Next Meeting: Annual Meeting November 7, 2020 – 9:00 am Club House and Teleconference.

ADJOURNMENT: There being no further business to come before the Association, **MOTION was made by Frank Saracino and duly seconded by David Frustaci 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; _____

