

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

(A not-for-profit corporation)

BOARD OF DIRECTORS MEETING

Thursday, December 3, 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 9:08 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, Secretary, David Frustaci, Treasurer, Heidi Kristensen, Director 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 October 15, 2020 Board Meeting. Motion passed unanimously.

MOTION made by Frank Saracino and seconded by Paul Chase to approve the minutes of the Organizational Meeting on November 7, 2020. Motion passed unanimously.

TREASURER'S REPORT: David Frustaci reported. Since the last Treasurer's report of November 7, 2020, actions of major importance were as follows:

- Reviewed the Elevator Modernization project with Dave Henderson to determine that the bulk of the work contracted has been completed, and authorized final payment on the contract minus the 5% holdback. The total holdback of \$13,990 is to be paid once Dave Henderson and Bill Kissner are satisfied that all aspects of the project are completed. As planned, the project has been funded with \$265,810 of reserve funds to date. I will be funding the loan in its entirety before the end of the year.
- Reviewed the 2021 Proposed Budgets based on the input at the November 7, 2020 annual meeting. Determined that no changes should be made to the budget, and I will be recommending that it be approved at the December 3, 2020 Board of Directors Budget Meeting.

Social Committee: Richard Decker reported that the yoga ladies would like to use the clubhouse on days that the weather does not permit them to be outside. Dave Henderson asked Ed Olson if we could do this under current State of Florida requirements. Ed advised that under the current restrictions in Florida, it was allowable for up to 10 people in the clubhouse using masks and practicing a minimum of six feet in social distancing. **MOTION made by Dave Henderson and seconded by David Frustaci to approve the use of the clubhouse on a limited basis not to exceed 10 people at any given time, requiring social distancing of 6 ft and mask wearing. Motion passed unanimously.** A sign will be put on the clubhouse door stating these requirements. A new replacement sign regarding pool use during Covid-19 will also be put up.

Landscape Committee: Richard Decker gave the report. Trees were booted in late Oct. The bushes have been trimmed and reshaped. A request for mulch will be made in February or March. The committee is also requesting quotes for pavers on the sunset viewing area.

Building Committee: Jim LeRoy reported. The east bump-outs on A Building are being finished up. They have been restructured. The final sealing of the windows is being done to prevent any further leaking. The Board asked that the Building Committee further discuss the stucco cracks, leaks, and concrete issues on B Building and report back to the Board at its January meetings, hopefully with a definitive recommendation that the Board can act upon. Discussion took place regarding strengthening our day-to-day management and oversight of building maintenance and projects. There are currently four projects totaling about \$25,000. Exit signs – bids were received from Looney and Bob’s Electric and sent to the Board for review. A brief review and discussion of the bids took place. **MOTION made by Dave Henderson and seconded by David Frustaci to approve the Bob’s Electric bid for the exit sign replacements and authorize Ed Olson to move ahead promptly with getting that work done. Motion passed unanimously.** Walkways – A vendor tracked over an area marked caution and damaged cement work in front of an elevator door on F Building. The area was at an ingress/egress point just in front of the elevator door. After some discussion, it was concluded that similar work in the future would require advance notice to unit owners and enhanced caution marking (visible from both inside and outside of the elevator) to prevent people from going in and out of the elevator and tracking over a fresh repair. Everything that was damaged was promptly repaired, and the work Artistic Concrete performed received favorable comments regarding quality and price. **MOTION made by Dave Henderson and seconded by David Frustaci to approve the invoice from Artistic Concrete for payment. Motion passed unanimously.**

Boat and Dock: Jim LeRoy stated that he would have to defer to Eric Michalak on the Bayside projects, and Eric was not in attendance at this meeting.

UNFINISHED BUSINESS:

Resignation - MOTION made by Dave Henderson and seconded by David Frustaci that the Board understandably and regretfully accept Bill Kissner’s resignation from the Board of Directors. Motion passed unanimously.

Rules and Regulations: Heidi Kristensen reported. Ed is going to set a meeting up with the Parking Captains so that all can interact and reach agreement on how to proceed. The committee is hoping to use the guest passes as a temporary solution until people get their applications to Ed and they are approved. The committee would also like to add a “no pets” clause to the sign-off sheet that the renters sign.

Next Meetings: January 19, 2021 Board Workshop and January 21, 2021 Board of Directors Meeting – 9:00 am

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; _____

