

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

(A not-for-profit corporation)

BOARD OF DIRECTORS MEETING

Thursday, February 18, 2021 at 9:00 AM

**Due to Covid-19, Meeting Held by Zoom and Conference Call
With Member Access**

Call to Order: Richard Decker, President called 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, 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 BOARD MEETING MINUTES: MOTION made by Dave Henderson and seconded by Frank Saracino to approve the minutes of the January 21, 2021 Board Meeting. Motion passed unanimously.

Treasurers Report

Since the last Treasurer's report of January 21, 2021 the following actions by the Treasurer of major importance were as follows:

- Reviewed and signed engagement letter with Armentrout Chau & Associates to provide a compilation report on our 2020 financial statements as approved by the Board. They will also prepare our 2020 tax return.
- Had numerous conversations with Dave McMahon regarding our upcoming property insurance renewal including review of numerous articles related to the previous storm season, wildfires, etc. All indications are we can anticipate a significant increase in our April 2021-2022 premiums.
- Reviewed the preliminary December financial statements with Betsy and related e-mails with Linh Chau regarding proper recording of Elevator Modernization loan.
- Reviewed Rob's status with Ed, inquiring about a temporary maintenance person and a permanent replacement now that Rob will not be returning.
- Reviewed information regarding Dalton's unauthorized mangrove cutting and engagement letter from LLW regarding representation for this matter.

MOTION made by Dave Henderson and seconded by David Frustaci that the Board of Directors ratify the retainer agreement with Lewis Longman Walker (LLW) Law Firm regarding their assistance with follow-up on unauthorized mangrove trimming. Motion passed unanimously.

Committee Reports

- **Social Committee** – Report was given by Irene Ferguson. Some things have started back up. Mah Jong is being played outside, and a pickleball tournament was played last week. Joan Saracino does still have some address books. Heidi Kristensen stressed the importance of gatherings of less than 10 people, and if people cannot be 6 ft apart, they need to be wearing masks. Heidi also suggested that a sign be put up at the pool area saying that the association supports the 10 people rule and we have a sign-in sheet to keep track of those at the pool.
- **Landscape Committee** – Report was provided by Richard Decker. Daltons has given the Association a proposal on the mulch which is just a little over the price of last year, due to the price of mulch going up 10 cents a bag. **MOTION made by Dave Henderson and seconded by Frank Saracino to approve the proposal from Daltons to apply 694 bags of mulch throughout the complex at a cost of \$4,158.45. Motion passed unanimously.** Dalton's has also provided a bid for the Gulf-side lawn area. He will be killing the weeds, and then putting in some sod plugs. The total cost is \$698.60. **MOTION made by Dave Henderson and seconded by David Frustaci to approve estimate 1473 from Dalton's Landscape Service for sod plugs. Motion passed unanimously.** Eric Michalak and Rich Decker spent a morning cutting the seaside brush down that was obstructing the view from the A building. He will be asking Daltons to plug the sprinklers by the NW corner near the pavers where the Eureka palms have died. They are unsightly. There was a review of the proposals for pavers between the northern side of B Building and the northern sunset deck. Two proposals were received, one from Weber and one from PaverMac. **MOTION made by Dave Henderson and seconded by Frank Saracino to approve the bid from PaverMac in the amount of \$3,250 with the expenditure to be charged to the Landscape-Other line item of the Operations Fund. Motion passed unanimously.** An owner mentioned two personally-owned flower pots that had been on the property. One was broken and the other was thrown in the trash.
- **Building Committee** – Report was delivered by Frank Saracino. A discussion took place about getting a maintenance person to replace Rob, who's last day was last Friday. David Frustaci has been doing a lot of the work in the meantime, to keep on top of things. A discussion took place regarding the need to verify the location of our northern Gulf-side property line separating our property from the Waves property by accessing surveys and drawings located in the Clubhouse office. Ed was asked to look into this matter further.
- **Boat and Dock Committee** – In the absence of Eric Michalak and Jim LeRoy from the Committee, Dave Henderson led a brief discussion. As background, representatives from ECS Florida LLC, Pinnacle Construction and Eco-Marine attended the Board Workshop on Tuesday, February 16, to discuss various aspects of the feasibility study for the project, the environmental permitting strategy and bay-side seawall, patio and dock construction. As a result of the information received to date and the permitting strategy being pursued by the Board, a **MOTION was made by David Frustaci and seconded by Frank Saracino to approve the DCS proposal 55:4401 in the amount of \$34,500, contingent upon adding language to the contract regarding insurance requirements that is acceptable to Pelican Landing. Motion passed unanimously.** After that, Dave Henderson had to leave the meeting. A discussion followed regarding mangroves – Dalton did some unauthorized cutting on the mangroves on the bay side. The Association has hired an attorney to provide legal representation on this issue.
- **Rules and Regulations Committee** – Heidi Kristensen reported. She can no longer back Art Bubar up – she has been ticketing C building, and she is delivering passes and ticketing A

building. She needs volunteers for parking captains for A and C buildings, but she will continue to do D building. Ed reported on the rentals. Heide also expressed that she would also like to work with Ellie and authorize David to build more kayak spaces. It was reported that not removing kayaks during hurricane season continues to be a problem.

Unfinished Business

Heidi Kristensen would like to discuss the mini-reef at the next meeting.

Next meetings: – Board Workshop March 16th; Board of Directors Meeting March 18th – each at 9:00 am

Adjournment

There being no further business to come before the Board, **Motion was made by David Frustaci and seconded by Heidi Kristensen that the meeting be adjourned. Motion passed unanimously.** The meeting adjourned at 10:23 AM

Submitted by:

Ed Olson, LCAM

For the Board of Directors at Pelican Landing Condominium Association of Charlotte County, Inc.

The Secretary; _____