

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

(A not-for-profit corporation)

BOARD OF DIRECTORS MEETING

Thursday, March 21, 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, and Eric Michalak, representing the Building and the Deck, Dock and Seawall Committees, joined by conference call.

APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES: MOTION made by Dave Henderson and seconded by Heidi Kristensen to approve the minutes of the February 18, 2021 Board Meeting. Motion passed unanimously.

Treasurers Report

David Frustaci did not have a report this month, but he discussed the formation of an insurance committee consisting of himself, Frank Saracino and Dave Henderson to review the proposal and make recommendations to the Board. The new insurance information should be available for review by the committee on April 15th. To facilitate the process leading up to the April 29 policy renewal date a **MOTION was made by Dave Henderson and seconded by David Frustaci to move the April workshop to April 20, and the Board meeting to April 22 to allow time for review of the insurance package prior to Board consideration. Motion passed unanimously.**

Committee Reports

- **Social Committee** – No report.
- **Landscape Committee** – Report was provided by Richard Decker. The mulch has been distributed, the gulf-side yard has been sprayed for weeds, and they are putting in St. Augustine plugs today. The area between the northern end of B Building and the sunset patio was also discussed. **MOTION made by Dave Henderson and seconded by Heidi Kristensen to put a hold on the signing of the PaverMac contract pending further input from the Landscape Committee regarding planting the area instead of installing pavers. Further discussion followed. Motion passed unanimously.**
- **Building Committee** – **MOTION made by Dave Henderson and seconded by David Frustaci to approve the September 10th, 2020 contracts with Gulf Breeze Enterprises by J and J, LLC, for pool and spa renovations, including selection of the higher grade of coating and conditional upon the contractor providing us with a acceptable certificate of insurance and maintaining**

their commitment to begin the work on July 12, weather permitting. Motion passed unanimously. Ed Olson confirmed that he would sign the approved contracts and return them to Gulf Breeze along with the two required deposit checks and the cover letter drafted by Dave Henderson confirming the start date and insurance requirements. There was a request to put out some lounge chairs on the sunset deck. David Frustaci discussed putting about four more chairs out, but they would not be locked down. It was mentioned that they would have to be moved back and secured during hurricane season. **MOTION made by Dave Henderson and seconded by Frank Saracino to ask Tom Miller to form a stucco and leak remediation committee to explore means to reduce building leaks and report back to the Board of Directors on recommendations for leak prevention and mitigation on the buildings.**

Discussion followed – David Frustaci and Eric Michalak said that they do not feel that there needs to be a separate committee formed, as this should essentially be handled by the Building Committee. Dave Henderson mentioned that he just felt that it would be beneficial to have a laser approach to do some in depth research on the building leaks. After some further discussion, **Dave Henderson retracted his motion.** Eric Michalak mentioned that he was working with Jim LeRoy on the maintenance list for the new maintenance man, including what would be done on a daily, weekly, and quarterly basis. This will be an ongoing task for the next few weeks. The Association is currently waiting on a certificate of insurance before a start date can be determined.

- **Boat and Dock Committee** – Eric Michalak reported. The committee is ready to write something up to present to the membership for a vote. **MOTION made by Dave Henderson and seconded by Heidi Kristensen to hold off on signing the contract with ECS Florida, LLC pending further review and consideration, including the results of a possible membership meeting. Motion passed unanimously.** David Frustaci agreed to work with Eric and Jim LeRoy to develop a presentation for Board approval to be sent out to the membership prior to a special membership meeting. Eric emphasized that the current footprint cannot be permitted.
- **Rules and Regulations Committee** – Heidi Kristensen said there was no report. The day visitors have a choice between unit number or the name of the person they are visiting. She apologized to those that were offended by the sign-in sheet at the pool. **MOTION made by Dave Henderson and seconded by Heidi Kristensen to approve the change of the previous modification for visitor parking to use “or” instead of “and”. Motion passed unanimously.**

Unfinished Business

Heidi Kristensen would like to table the discussion about the mini reef until a meeting where there is more time for discussion.

New Business

David Frustaci is going to go to Gulf Hardware to remove the unnecessary names on the list.

Next meetings: – Board Workshop April 20; Board of Directors Meeting April 22 – 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 10:41 AM

Submitted by:

Ed Olson, LCAM

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

The Secretary; _____