

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

(A not-for-profit corporation)

**BOARD OF DIRECTORS MEETING**

**Thursday, April 22, 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 Frank Saracino and seconded by Heidi Christensen to approve the minutes as amended at the workshop of the March 21, 2021 Board Meeting. Motion passed unanimously.**

**Treasurers Report**

David Frustaci gave the report; Since the last Treasurer's report of February 18, 2021 the following actions by the Treasurer of major importance were as follows:

- Obtained quote for our April policy renewals from Atlas Insurance dated April 16<sup>th</sup> for review by the Insurance committee. The committee is tentatively scheduled to meet April 21<sup>st</sup> to review the policies and make recommendations to the Board at the April 22<sup>nd</sup> Board meeting. Preliminary estimates place the total cost of our policies except for Flood insurance within our 2021 budget of \$217,160.
- Reviewed drafts of our 2020 financial statements with Linh Chau of Armentrout Chau & Associates, PLLC. Statements contain new format required effective with the current year's financials. We are attempting to finalize changes in time for recommendation to Board at the April 22<sup>nd</sup> meeting.
- Worked with Eric and Jim Leroy to draft a letter to Unit owners outlining the Deck, Dock and Seawall project. Letter to include total estimated cost of the project.
- Worked with the Building Committee to create a list of Building maintenance projects that need Board consideration. The goal is to prioritize these projects in terms of importance to determine those that need immediate attention and those that can be done in conjunction with other projects such as repainting the buildings. We can then determine the scope of work that needs to be performed and obtain cost estimates for budgeting purposes.

**MOTION made by Dave Henderson and seconded by Frank Saracino to accept the December 31, 2020 financial statements prepared by Armentrout, Chau and Associates and instruct SMG to post a notice to unit owners that the statements are available for review. Motion passed unanimously.**

### **Committee Reports**

- **Social Committee** – No report.
- **Landscape Committee** – Report was provided by Richard Decker. On the gulf side, the weeds were supposed to be killed and plugs put in, but the weather has been too dry. The sunset deck proposal has been received by the board and they are reviewing. This would require some irrigation to be redirected to that area.
- **Building Committee** – David Frustaci reported on behalf of Eric Michalak. David is working with the committee to create a list of projects that need attention. They are working with an engineer with the goal of prioritizing the projects and creating scope of work to obtain cost estimates for budgeting purposes.
- **Boat and Dock Committee** – **MOTION made by Dave Henderson and seconded by Frank Saracino to formally acknowledge receipt of the Deck, Dock and Seawall Committee's bayside project proposals. MOTION made by Dave Henderson and seconded by Frank Saracino to ask the membership for approval of the proposed over-the-water portion of the project even though the Board has established its authority to proceed with this portion of the project without a membership vote. Motion carries 4-2, Heidi, Frank, Paul and Dave Henderson all voting in favor. Richard Decker and David Frustaci voted against. Based on the discussions in the Tuesday workshop, MOTION made by Dave Henderson and seconded by Frank Saracino that the Board approve a membership meeting to be held 9 AM Saturday May 22, 2021 at the clubhouse following CDC guidelines with Zoom and telecom access to vote on the over-the-water portion of the deck, dock and seawall project. Motion carries, Richard Decker abstained. MOTION made by Dave Henderson and seconded by Frank Saracino that the Board approve the April 20, 2021 draft letter to unit owners pending review by our attorney.** Discussion was had. Heidi Kristensen would like it added in the letter that the Board is committed to six boat slips, the floating dock/kayak launch, and the fishing/recreation area. Dave Henderson and Frank Saracino **WITHDREW** their motion. **MOTION made by Dave Henderson and seconded by Heidi Kristensen that the board amend the April 20, 2021 letter to unit owners to reflect the board's commitment to constructing at least 6 conventional boat slips, one slip with a floating dock for kayak launch, and providing a suitable area for fishing and recreation purposes in order to conserve the common elements. Motion passed unanimously. MOTION made by Dave Henderson and seconded by Frank Saracino that the Board approve the amended April 20, 2021 draft letter to unit owners pending review by the attorney. Motion passed unanimously. MOTION made by Dave Henderson and seconded by Frank Saracino to approve the contract 55:4401 with ECS; LLC contingent upon receiving a satisfactory letter of insurance. Motion passed unanimously.**
- **Rules and Regulations Committee** – Heidi Kristensen had no report.

### **Unfinished Business**

Dave Henderson submitted his resignation from the Board of Directors effective immediately. A new secretary must be appointed. David Frustaci thanked Dave Henderson for all of his hard work while serving on the Board of Directors. Frank Saracino also thanked Dave.

**MOTION made by David Frustaci and seconded by Heidi Kristensen to approve the insurance committee's recommendation that the Board accept PSC insurance groups option 2 quote of \$154,430.30.** Discussion was had, David Frustaci expressed the opinion of the insurance committee. **Motion passed unanimously.**

**New Business**

- None

**Next meetings:** – Board Workshop May 18, 2021; Board of Directors Meeting May 20, 2021– each at 9:00 am

**Adjournment**

There being no further business to come before the Board, **Motion was made by Frank Saracino and seconded by David Frustaci that the meeting be adjourned. Motion passed unanimously.** The meeting adjourned at 9:53 AM

Submitted by:

Ed Olson, LCAM

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

The Secretary; \_\_\_\_\_