

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

(A not-for-profit corporation)

BOARD OF DIRECTORS MEETING

Thursday, May 20, 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 9:04 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, 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 and Jim LeRoy representing the Building and the Deck, Dock and Seawall Committees, joined by conference call.

Motion: Motion was made by Frank Saracino and seconded by David Frustaci to amend the agenda to include approving last months minutes. Motion passed unanimously.

APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES: MOTION made by Frank Saracino and seconded by David Frustaci to approve the minutes of the April 22, 2021 Board Meeting. Motion passed unanimously.

Treasurers Report

David Frustaci gave the report; Since the last Treasurer's report of April 22, 2021 the following actions by the Treasurer of major importance were as follows:

- Finalized change of Insurance agents from Dave McMahon at Atlas Insurance to Chris Goolsby at PCS Insurance Group. We also changed a number of carriers most notably our property coverage. This will result in an overall savings to our Association of approximately \$73,000 in avoided increases and actual savings.
- Finalized letter to owners to be included in the voting package. Worked with Ed Olson to put together the whole package that went out to unit owners and met the 14 day requirement.
- Signed a contract with Karins Engineering to perform water tests in multiple areas including Tom Miller's and Irene Ferguson's unit. 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.
- Met with Eric and Looney Electric and signed contract to repair numerous light fixtures on buildings and flagpole and address numerous ground plugs that are broken or unsafe.

- Determined that in-house handyman was needed for Pelican Landing as there was complete dissatisfaction with the job being done by Reliance Building Maintenance. I have set up 2 interviews for Friday May 21st. I intend to hire someone from these interviews.

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Committee Reports

- **Social Committee** – No report.
- **Landscape Committee** – Report was provided by Richard Decker. Daltons is having issues with the lack of rain. A sprinkler head needs to be put in the middle of the courtyard on the gulf side to get complete water coverage. Scott Riedel has turned in the proposal for the sunset deck project. The total project comes in at \$5,800.00 and they have collected about \$1,500.00 in donations. This project will be held for more important ones. David Frustaci noted several discrepancies in the proposal which will need clarification when the project starts back up.
- **Building Committee** – Eric Michalak gave the report. He talked about the projects that are still on the list to be completed. They are working with an engineer with the goal of prioritizing the projects. The scope of work has come in and the scope is more extensive than needed. They will be sending new ones out. Once the water tests are done the work will be coordinated from there. The electrician will be out to fix the lighting within the next two weeks.
- **Boat and Dock Committee** – David Frustaci stated that since there will be a membership meeting on Saturday, all comments should be held for then. A unit owner asked if the vote does not pass, is there a plan B. David Frustaci's answer was "No". There was a discussion on having a payment plan to soften the assessment.
- **Rules and Regulations Committee** – Heidi Kristensen had no report.

Unfinished Business

Dave Frustaci talked about going to the attorney for advice about changing the documents.

New Business

- None

Next meetings: – Special Members Meeting May 22, 2021– 9:00 am

Adjournment

There being no further business to come before the Board, **Motion was made by David Frustaci and seconded by Frank Saracino that the meeting be adjourned. Motion passed unanimously.** The meeting adjourned at 9:42 AM

Submitted by:

Ed Olson, LCAM

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

The Secretary; _____