

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

(A not-for-profit corporation)

**BOARD OF DIRECTORS MEETING**

**Thursday, July 15, 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 9:06 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 and Thomas Jason from Sunstate Management were on the teleconference.

**APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES:** *MOTION made by David Frustaci and seconded by Heidi Kristensen to approve the minutes of the June 17, 2021, Board Meeting. Motion passed unanimously.*

**Treasurers Report** - Since the last Treasurer's report of June 17, 2021 the following actions by the Treasurer of major importance were as follows:

- Followed-up with Chris Goolsby at PCS insurance regarding Flood insurance renewals and finalized coverage effective July 24th on all buildings except Building C which has coverage through September 29th. I anticipate the cost of Flood insurance to be approximately \$1,000 higher for this year's coverage over last year. We were unable to Bring the C Building coverage to the July 24th date because we changed carriers. This will happen with next year's renewal.
- Received request from Realtor handling sale of Unit B105 regarding inspection report showing water damage on lanai and closet. Had John inspect areas on report and referred the issue to Building Committee while responding to the Realtor that the issue would not be resolved prior to sale.
- Received notification from our new insurance agent that the clubhouse has been rated incorrectly for Flood Insurance since at least the 2015 renewal. We will be receiving a refund of \$4,454 on our current policy. I will discuss this further in New Business.
- I anticipate a surplus this year mostly due to our property insurance savings. I intend to propose that any surplus this year be transferred to the Deck, Dock, and Seawall Reserve. I also began work on the 2022 Budget.

**Committee Reports**

- **Social Committee** – 4<sup>th</sup> of July festivities went very well.

- **Landscape Committee** – There is not a lot going on with the Landscape. There have been some discussions regarding the sunset deck area. There are no real monies but there were some donations. With the potential of storms, it would be better to possibly wait until the fall for new plantings. There was some potential erosion from Elsa, it was inspected by the landscapers and it should be fine. There are some other buildings that are in need of some landscaping as well. Hudson has sprayed the weeds on the grass area and have placed a sprinkler in the center of the area. The area is scheduled for plugs.
- **Building Committee** – The Pool project was going to commence on July 12 and now has been moved to the first week of August. This was a big disappointment. The gutters had been cleaned prior to storm and it made a great difference. All roof inspections for leaks have been addressed again, all of the areas have been addressed and now are fixed or in the process of being fixed. The gutter cleaners found several stucco areas that need to be repaired. The engineer came out and reaffirmed that is no leaking along the roofline. The water was coming from some stucco cracks. B205 will need to have repairs and B105 should be able to close. E201 unit still has a leak and it possibly is another stucco issue. The Engineers report should be in by Friday. Lengthy discussion.
- **Deck, Dock and Seawall Committee** – Mangrove trimming should be done by next week. Still waiting for the report from the DEP. Payment has been sent. Dock estimates and have received been received from 2 of the 6 companies and they are both partial and incomplete. There are issues with the bid process. A request was made to see if we can open the area in front of the fish cleaning area. Seems to be a lot of rot and it should not be opened. There could be some repair to the area to make it usable and this could be done in house.
- **Rules and Regulations Committee** – Nothing to report.

#### **Unfinished Business**

- **Kayak Storage** – What can be done if someone was not in residence for 30 days or if a named storm is coming. Warning letters should be sent that the privilege to store Kayaks could be revoked if you do not comply with current regulations for Kayaks. Ed will send letters to the offending parties.

#### **New Business**

- **Potential E&O Claim** – David had spoken with Chris Gulsby and he advised that we were receiving a \$4,400.00 refund. I asked of the potential E&O claim against Atlas Insurance that could get a claim for overpayment for at least the last 5 years. The Board would have to approve the action to move forward with a claim. It may be prudent to speak with the Attorney to see if this is something that can be done. I will speak with the Attorney to draft a letter and seek reimbursement.
- **The potential of changing to a 5-person Board rather than a 7-person Board.** Discussion was started regarding what could be done to change the Board numbers. This will be added to the agenda for the next meeting under new business.
- **Wi-Fi and Security** will be added to next month's Agenda for new business as well.

**Next meetings:** – August 19, 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 10:47 AM

Submitted by:

Ed Olson, LCAM

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

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