

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

(A not-for-profit corporation)

**BOARD OF DIRECTORS MEETING**

**Thursday, December 9, 2021 at 9:15 a.m.**

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

**CALL TO ORDER:** Heidi Kristensen, President called meeting to order at 9:15 a.m.

**NOTICE:** Proof of Notice was affirmed by Sunstate Management exceeding notice requirement of 48 hours.

**BOARD MEMBERS PRESENT:**

Heidi Kristensen, President  
Eric Michalak, Vice President  
David Frustaci, Treasurer  
Frank Saracino, Director  
Tom Miller, Director  
Paul Chase, Director

**SUNSTATE MANAGEMENT GROUP, INC., STAFF PRESENT:**

Ed Olson, LCAM

**QUORUM:** President, Heidi Kristensen determined that a quorum of Board Members was present. Several owners were also present.

**APPROVAL OF BOARD MEETING MINUTES:** *Frank Saracino made a motion to approve the October 2021 Board Meeting Minutes. Heidi Kristensen seconded the motion with noted corrections. The motion passed unanimously.*

**TREASURER'S REPORT:** – David Frustaci stated that as of November 30, 2021, there is a surplus of \$65,975.00 in the Operating account. He stated that the cost to repair five (5) units with ceiling damage will be charged against the Building Reserve fund and that the elevator repairs caused by multiple power outages will be charged against the Elevator Reserve fund. David stated he would pursue filing a claim with FPL as the multiple power surges that have damaged the elevator electronics. **David made a motion to ratify the contract with Gulf Coast Renovations for work at five (5) units with drywall falling from the ceiling. Tom Miller seconded the motion which passed unanimously.**

**COMMITTEE REPORTS:**

- **Social Committee** – Irene stated that almost fifty (50) people attended the Owners Cocktail Party. She also detailed several other activities held at the clubhouse including Thirsty Thursdays, the Christmas and New Years Eve socials that were planned.

- **Landscape Committee** – Mary Linda Coward discussed scheduled tree trimming which included boot cutting of the Palms. She stated that it seemed that additional trees were included in the trimming this year. Ed Olson explained that there were three trees that had been missed previously and that the new owner of the property to the east of Building F agreed to let Dalton’s trim the overgrown trees on the corner that were impeding driver’s view of oncoming traffic while exiting the community. She also discussed additional plants that were installed on the east side of the pool and whether they were planted on Association property by the new owners of the adjacent property. She reviewed several areas including the southside of the “B” building that need to be trimmed.
- **Building Committee** – The Board had a lengthy discussion regarding loose drywall in the upper units. The Board discussed options such as obtaining bids to install additional screws in the drywall. Heidi recommended that Jim LeRoy, Bill Kissner, and Erik Michalak make a recommendation to the Board on how to proceed. The Board then had a lengthy discussion regarding the Building Committee’s proposed Architectural Review Form.
- **Deck, Dock and Seawall Committee** – Erik Michalak stated that the contractor is refiling the permit applications and expects that there should be an answer by the end of March 2022. Heidi requested that written report be submitted regarding the issue at the next meeting.
- **Rules and Regulations Committee** – Mary Linda Coward stated that a new Chairperson needs to be appointed to head the Committee. Heidi recommended that an eblast be sent out to the community to meet before January 20, 2022. She also stated that there is a strong desire for signs stating, “No Beach Access”. After a brief discussion, **Heidi Kristensen made a motion that the committee obtain two (2) “No Beach Access” signs and erect them as soon possible under “B” building. Frank Saracino seconded the motion, which passed unanimously.**

**UNFINISHED BUSINESS:**

Heidi announced that with great regret, the Board must accept Jim LeRoy’s resignation due to health concerns. **David Frustaci made a motion to accept Jim LeRoy’s resignation. Tom Miller seconded the motion which passed unanimously.**

**NEXT MEETING:** – January 20, 2022, at 9:00 a.m.

**ADJOURNMENT:**

There being no further business to come before the Board, **David Frustaci made a motion to adjourn the meeting at 10:47 a.m. Tom Miller seconded the motion which passed unanimously.**

Submitted by:

Ed Olson, LCAM

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

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