

BOARD APPROVED: March 17, 2022

**PELICAN LANDING CONDOMINIUM ASSOCIATION
of CHARLOTTE COUNTY, INC.**
(A not-for-profit corporation)

**BOARD OF DIRECTORS MEETING
Thursday, February 17, 2022 at 9:00 a.m.**

CALL TO ORDER: Heidi Kristensen, President called meeting to order at 9:00 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:

Lisa Taylor, LCAM
Edward Olson, LCAM

QUORUM: President, Heidi Kristensen determined that a quorum of Board Members was present. There were also 16 owners present via Zoom Teleconference Services

APPROVAL OF BOARD MEETING MINUTES:

Frank Saracino made a motion to approve the Board of Directors Meeting Minutes dated January 20, 2022. Heidi Kristensen seconded the motion which passed unanimously.

TREASURER'S REPORT: – David Frustaci reported that a contract was signed with CES for a new pool cover costing \$3,979.75 and that the contract with Pinnacle Building Corp for \$6,075 for temporary repair of the dock was also signed. He explained that he contacted the accounting firm that the Association had been working with for several years to have the year-end compilation completed. However, he was informed that the firm was under new ownership and they were no longer doing work for condo associations. Ed Olson, Vice President of Sunstate Association Management Group, assisted him with identifying other local CPAs. After receiving and review several quotes, an engagement letter was signed with Kenneth Kandefer, CPA for the 2021 year-end financial compilation and tax return for \$1450. David also reported that he and members from the Building and Maintenance committee met with representatives from Waterproofing Contractors of Florida in an effort to obtain quotes for phased work on column delamination and bump-out issues. Since the last meeting, he had conducted a review of the January 2022 financials and found that the Association had a one (1) month budget deficit of \$1,147.50, primarily due to the cost of the palm booting and sod replacement on the Gulf side. He stated that the deficit will work itself out over the remaining months of the budget. However, the Association is already experiencing cost creep in all major categories due to high inflation.

COMMITTEE REPORTS:

- **Social Committee** – Irene Viti provided an overview of activities that the committee had planned during the month including a Ladies Luncheon, Superbowl party, and End of Year party.
- **Landscape Committee** – Marylinda Coward reported that the Gulf side sprinkler system is not working and a new one will need to be installed. She said the cold snap was hard on all of the plants. However, the Sea Oats near “B” building are now resprouting after being cut down. She stated that she will be working with Heidi to find low maintenance, sustainable, Florida Friendly plants that can be planted in the planter boxes in March. Marylinda also reminded owners to not plant any items without getting approval from the Landscaping Committee first.
- **Building Committee** – Eric Michalak provided an overview of the Building Committee’s projects which included meeting with the Waterproofing Contractors of Florida to discuss delamination and bump out issues. He provided an overview of the ongoing problems with the ceiling drywall in some units that has pulled away and fallen. He stated that five (5) ceilings had been repaired so far and that there are still five (5) units that need to have the ceiling drywall repaired. He detailed the proposal from Dependable Drywall for the following repairs:
 - a. C203: \$3,300 – repair ceiling drywall and install additional screws
 - b. B201: \$200 – drywall repairs due to water intrusion into the building
 - c. B203: \$3,600 – drywall damage near roofline and mold
 - d. E208: \$1,500 – reinforce ceiling drywall with additional screws
 - e. E201: \$500 – drywall repairs due to water intrusion into building

The board then had a lengthy discussion regarding securing the drywall on the ceiling of all units for safety purposes. Heidi Kristensen stated she would like to have an inspection of all units completed and the data filed by Sunstate Association Management. The Board also discussed obtaining an additional quote from Gulf Coast contracting, although it was expected their quote would be higher than the one submitted by Dependable Drywall. ***Eric Michalak made a motion to accept the quote from Dependable Drywall pending submission of a higher quote from Gulf Coast. David Frustaci seconded the motion which passed unanimously.***

Eric thanked Bill Kissner and John Del Mastro for their hard work. He stated that Sunstate Association Management developed a spreadsheet to track incoming workorders through completion as a way to quantify the amount of work that Bill and John do.

Eric concluded by stated that eight (8) storm doors were received and that owners who wanted one or needed their current on repaired should submit a work order to Bill and John.

- **Deck, Dock and Seawall Committee** - Eric stated that the dock repairs were complete. ***David Frustaci made a motion to open the non-cordoned off areas of the dock for usage by owners. Tom Miller seconded the motion which passed unanimously.***

- **Rules and Regulations Committee** – The committee recommended that Paul Chase’s request for a courtesy parking space under the “B” building until May 31, 2022 be approved. ***David Frustaci made a motion to approve designating a parking space under the “B” building as a courtesy parking space until May 31, 2022 be approved by the Board. Eric Michalak seconded the motion which passed unanimously.***

UNFINISHED BUSINESS:

The Board discussed the revised Architectural Review Application for Unit Alterations and the Contractors Acknowledgement of Guidelines for Work at Pelican Landing. The new forms were mailed to the membership at least fourteen (14) days before the meeting. **Erick Michalak made a motion that Owners be required to complete and submit the forms for review by the Building and Maintenance Committee before making any alterations to their units. David Frustaci seconded the motion which passed unanimously.**

NEW BUSINESS:

Heidi Kristensen read a statement about COVID-19 and stated that the Association should consider removing all limitations on use of the common elements, including the pool and clubhouse, by owners and tenants. ***David Frustaci made a motion to remove all limitations on use of the common elements including the pool and clubhouse. Tom Miller seconded the motion which passed with Eric Michalak, David Frustaci, Frank Saracino, Tom Miller and Paul chase voting “aye” and Heidi Kristensen abstaining.***

The Board discussed information provided by the South Manasota Sandpiper Key Association (SMSKA) including a request that owners join the association. The Board decided to attach the SMSKA membership information and application to the bulletin boards near the elevators.

OWNERS COMMENTS:

Juergen Heim, E203, stated that Pelican Landing was never intended to be a boating committee and that he felt that allowing boat trailers to be parked on property was devaluing his unit. He stated that the Association’s Attorney should provide an opinion. Heidi Kristensen replied that she would provide a written response to his statements and request for a legal opinion on the value of his property.

NEXT MEETING:– March 17, 2022 at 9:00 a.m. via Zoom Teleconference Services

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 10:45 a.m.

Submitted by:

Lisa Taylor

Lisa Taylor, LCAM

Community Association Manager

Pelican Landing Condominium Association of Charlotte County, Inc.

BOARD APPROVED: March 17, 2022

The Secretary; _____