

BOARD APPROVED: April 21, 2022

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

**BOARD OF DIRECTORS MEETING**  
Thursday, March 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 February 17, 2022. Tom Miller seconded the motion which passed unanimously.***

**TREASURER'S REPORT:** – David Frustaci provided his Treasurer's Report which is attached and will become a matter of record.

**COMMITTEE REPORTS:**

- **Social Committee** – Barabara Mallek reported that the social committee is asking for exclusive use of the clubhouse from 2 – 10 pm for the end of year party. Area will be restricted to ticket holders. ***Dave Frustaci made a motion to allow the Social Committee to hold an end of the year party from 2-10 p.m. Tom Miller seconded the motion which passed unanimously.***
  
- **Landscape Committee** – Marylinda Coward reported the seaoats are coming along naturally. St. Augustin grass is also coming back naturally. She discussed the irrigation system . plantings going in on the north side, purchased inexpensive plants from Lemon Bay Club. Plantings on E building are suffering from the freeze, wind, and lack of water.

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- **Building Committee** – Eric Michalak reported that Bill Kissner had begun re-strapping the pool patio furniture. Eric also reported that a running list of work orders is being kept to track all requests. Eric informed the Board that Bill Kissner is the Building Committee Chair and will present ARC requests to the committee for review.
- **Deck, Dock and Seawall Committee** - Eric stated that the dock permits were put into the DEP and other agencies. Should be 30 days for response on the mangrove cutting.
- **Rules and Regulations Committee** – No report given

**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. Bill will be discussing project in A201 with owner.

**NEW BUSINESS:**

The Board discussed having meeting at the Clubhouse and decided to keep holding meetings via Zoom Teleconference Services until at least October when more residents return.

The Board discussed residents requests to have a kayak launching spot near the dock. Eric Michalak stated that there was a launch planned for the north side of the dock.

**OWNERS COMMENTS:**

Juergen Heim, E203, stated he is opposed to any boat trailer parking on property. He also asked about installing EV charging stations on property.

**NEXT MEETING:** - April 21, 2022 at 9:00 a.m. via Zoom Teleconference Services

**ADJOURNMENT:**

There being no further business to come before the Board, Dave Frustaci made a motion to adjourn the meeting. Eric Michalak seconded the meeting was adjourned at 10:00 a.m.

Submitted by:

*Lisa Taylor*

Lisa Taylor, LCAM

Community Association Manager

Pelican Landing Condominium Association of Charlotte County, Inc.

Pelican Landing Condominium Association  
Board of Directors Meeting  
March 17, 2022

TREASURER'S REPORT

Since my last Treasurer's report on February 17, 2022, the actions by the Treasurer of major importance are as follows:

- Signed contract with Waterproofing Contractors for Phase One of work to be done on B Building columns and sidewalks. Contract is for \$47,300 subject to change depending on what is discovered. Authorized an \$11,000 initial payment.
- Signed additional contract with Dependable Drywall, Inc. for a 6<sup>th</sup> unit ceiling repair at \$3,000. I do not anticipate authorizing any more ceiling work until after the Building Committee conducts site inspections of remaining Units in question and formalizes a strategic plan going forward.
- Had preliminary discussions with our insurance agent, Chris Goolsby, regarding April renewals for our primary insurance policies. Current projections from our current carrier are trending toward a 12-15% increase. I had built in a similar increase when I prepared the 2022 budget.
- Reviewed and approved the February 2022 financials enclosed in the meeting package.

Respectfully submitted  
Dave Frustaci, Treasurer