

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

**BOARD OF DIRECTORS MEETING**  
**Thursday, April 21, 2022 at 9:00 a.m.**

**CALL TO ORDER:** Heidi Kristensen, President called meeting to order at 9:00 a.m.

**PROOF OF NOTICE:** Lisa Taylor from Sunstate Management affirmed that Proof of Notice of the meeting was made in accordance with the Bylaws of the Association and Florida Statute.

**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 10 owners present via Zoom Teleconference Services

**APPROVAL OF BOARD MEETING MINUTES:**

***Paul Chase made a motion to approve the Board of Directors Meeting Minutes dated March 17, 2022. Frank Saracino seconded the motion which passed unanimously.***

**TREASURER'S REPORT:**

Dave Frustaci provided his Treasurer's Report which is attached and will become a matter of record. Dave reported on the reallocation of 2021 surplus funds in the amount of \$59,013.46. ***Dave made a motion to move \$50,000 of the 2021 Surplus funds to the Deck, Dock & Seawall budget line item, move \$4,000 of the 2021 Surplus to the Pool budget line item to cover the cost of a new pool cover to replace the torn one, and to move the remaining balance of \$5,013.46 to the Building budget line item. Frank Saracino seconded the motion which passed unanimously.***

**COMMITTEE REPORTS:**

**Social Committee:** Barbara Mallek provided the committee report. She reported on several successful activities that were held over the month and detailed the last activities planned for the season.

**Landscape Committee:** Marylinda Coward reported some of the vegetation is being trimmed by the new neighbors and Dalton has been contacted to do some clean up around the property. Bill Kissner reported that New Life Well and Pump was out but they couldn't get the pump running and said there may be a broken pipe or the wells are dry. They will treat the wells with acid and then blow them out to see if that helps.

BOARD APPROVED: May 19, 2022

**Building Committee:** Bill Kissner reported that the committee is working on restrapping pool furniture. He also stated that Dependable Drywall completed three (3) units and he is very pleased with their work. He then reported that the concrete restoration company is planning to start work soon but he didn't have a firm date yet.

**Deck, Dock and Seawall Committee:** Eric Michalak reported on the Department of Environment Protection (DED) response to dock application. He said that the DEP has requested a minor amount of information that should be resubmitted to them within the next couple of weeks.

**Rules and Regulations Committee:** No report given

**UNFINISHED BUSINESS:**

Ceiling Drywall Inspections: Eric reported that he has a plan for documenting the status of the ceiling drywall in all 2<sup>nd</sup> floor units. He and Jim LeRoy will accompany the drywall inspector and then document the findings to be kept for historical purposes.

**NEW BUSINESS:**

The Board had a lengthy discussion regarding the 2022 Insurance renewal. ***Dave Frustaci made a motion to accept the 2022 proposal from PCS Insurance. Frank Saracino seconded the motion which passed unanimously.***

Tom Miller stated that a representative from Comcast/ Xfinity told him that it would be \$35.00 per month to have cable in the Clubhouse. The Board discussed this information and agree that Tom should have cable installed in the Clubhouse as long as the price is \$35.00.

**OWNERS COMMENTS:**

- Juergen Heim, E203, stated that he remains opposed to any boat trailer parking on property.
- Irene Ferguson stated that the Dependable Drywall was doing an excellent job.

**NEXT MEETING:** - May 19, 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 at 10:00 a.m. Frank Saracino seconded the motion which passed unanimously.

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  
April 21, 2022

TREASURER'S REPORT

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

- Signed and Notarized the Notice of Commencement with Waterproofing Contractors for Phase One of work to be done on B Building columns. This should be the final document necessary.
- Continued discussions with our insurance agent, Chris Goolsby, regarding April renewals for our primary insurance policies. I hope to have final numbers by the Board meeting but I now estimate a renewal of our policies at a 5 to 6% increase which is exceptional in today's market where increases are averaging 12% to as high as 25%. This further reinforces our decision last year to change coverage to Frontline Insurance as our primary carrier.
- Finalized our 2021 Financial Statements and tax returns. I will need Board approval to allocate the 2021 surplus of \$59,013.46 to various reserve accounts. I recommend we move \$50,000 to Deck, Dock & Seawall as I have mentioned numerous times at Board meetings and the annual meeting. I also recommend we move \$4,000 to Pool to cover the cost of a new pool cover to replace the torn one. The balance of \$5,013.46 would be allocated to Building.
- Reviewed and approved the March 2022 financials enclosed in the meeting package. Our surplus through March 31<sup>st</sup> is \$5,081.31.

Respectfully submitted,

Dave Frustaci, Treasurer