

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

**BOARD OF DIRECTORS MEETING
Thursday, May 19, 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

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:

Dave Frustaci made a motion to approve the Board of Directors Meeting Minutes dated April 21, 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: Irene Ferguson 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 that the wells are working again. She thanked everyone for their patience. She reminded owners to get approval from landscaping committee before planting. Dave Frustaci stated that the new owners of the property that is adjacent the southside of the "B" Building have trimmed the vegetation that had become overgrown. They have also repaired their fence and cleaned up the rotting shed. Their property looks much better.

BOARD APPROVED: June 16, 2022

Building Committee: Bill Kissner reported that the drywall project in 4 units is done. Concrete project under "B" building is moving along. The general contractor is working on the pilings and column and work is moving along. Eric Michalak and Jim LeRoy are inspecting the drywall on the ceilings of all 2nd floor units. They have identified three (3) units that have ceiling drywall in dire need of repair.

Deck, Dock and Seawall Committee: Eric Michalak reported that he received good news from the Department of Environmental Protection (DEP). The DEP and the Association's attorney agreed to terms that no fault would be assigned. A protocol for future mangrove trimming would be established and the permitting process for the dock repairs could resume.

Rules and Regulations Committee: No report given

UNFINISHED BUSINESS:

Eric Michalak reported that he has a plan for inspecting and annotating the drywall inspections. The information will be kept for historical purposes.

NEW BUSINESS:

The Board had a lengthy discussion regarding the owner of D101's continued and flagrant violation of the Association's Architectural Guidelines for Contractors doing work at Pelican Landing. The owner of D101 allowed her contractor to keep a dumpster full of demolished construction materials on the Association's common elements instead removing it daily as agreed to when she and the owner of D101 signed Architectural Guidelines. They also discussed parking violation warning notices that were given to the owner of D101 on April 27, 2022 and May 2, 2022, and the Violation letter that was mailed to her on May 12, 2022 which demanded the trailer be removed by May 16, 2022. It was noted that the trailer had still not been moved as of the start of the meeting. The Board discussed levying a fine for everyday that the trailer remained on property beginning on the date the first parking violation warning notice was issued. They also discussed that Florida Statute limited the total amount of a fine in the aggregate at \$1,000.00 and that the trailer had been on property for nineteen (19) days straight as of the meeting date. The Board debated what amount to fine the owner of D101. ***Dave Frustaci made a motion to levy a fine in the amount of \$500.00. Tom Miller seconded the motion which passed unanimously.*** The Board requested that the Association Manager notify the owner of D101 of the fine and the date that a hearing panel would be convened to uphold or reject the fine levied by the Board.

OWNERS COMMENTS:

- Irene Ferguson stated that updated minutes and forms could not be found on the Association's website.

NEXT MEETING: - June 16, 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 10:04 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
May 19, 2022

Since my last Treasurer's report on April 21, 2022, the actions by the Treasurer of major importance are as follows:

- Finalized paperwork for our April insurance renewals including a financing package to the spread payments over twelve months. Total April 2022/2023 policy costs are \$169,160 versus 2021/2022 costs of \$157,284 for an annual increase of 7.55%. Major increases were property insurance \$6,632 and umbrella policy \$3,135 (\$4,863 versus \$1,728). Financing costs also rose \$1,621 due to the increase in interest rates and fees.
- Reviewed and approved the April 2022 financials enclosed in the meeting package.

Respectfully submitted
Dave Frustaci, Treasurer