

BOARD APPROVED:

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

APPROVED

BOARD OF DIRECTORS MEETING
Thursday, June 16, 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:

Paul Chase made a motion to approve the Board of Directors Meeting Minutes dated May 19, 2022. Dave Frustaci 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.**

COMMITTEE REPORTS:

Social Committee: Irene Ferguson reported that there are not social activities scheduled currently.

Landscape Committee: Wells seemed to be okay, but they may need to be redrilled. There were reports that some Sea Oats have died.

Building Committee: Eric Michalak **reported on the "B" Building concrete restoration.** He said that due to Charlotte County Building Department being inundated with permit applications, the permit for the concrete restoration has not been issued. Once the permit is issued the project will begin. Eric also reported on the five (5) units with ceiling drywall that will **be repaired.** **The Committee's report detailing the condition of all the 2nd floor ceilings and pictures were sent to Sunstate for filing.** The plan is to complete three to five ceilings in 2022 and 2023 and then monitor the rest of the 2nd floor ceilings.

Deck, Dock and Seawall Committee: Eric Michalak that the DEP is still holding up the permitting progress for the project due to the Mangrove issue. Once completed that the project will resume.

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Rules and Regulations Committee: Bob Thompson reported that the committee did not meet last month. The committee asked owners to say something to the Board if they see a violation so it can be resolved quickly. The committee requested that Bob Viti be added as a committee member. Dave Frustaci made a motion to appoint Bob Viti to the Rules and Regulations Committee. Eric Michalak seconded the motion which passed unanimously.

Unfinished business:

All unfinished business was discussed during the Committee Reports.

New Business:

- a. Ratification of Fire Extinguisher Cabinet Replacement Proposal: The Board discussed the purchase twelve (12) Fire Extinguisher Cases to replace ones that had been damaged. Dave Frustaci made a motion to ratify the purchase of the twelve (12) cases from Alliance Fire and Safety for a cost of \$973.57. Eric Michalak seconded the motion which passed unanimously.
- b. Appointment of Hearing Panel Members: The Board discussed appointing members to be on the Hearing Panel Committee. Dave Frustaci made a motion to appoint Bob Thompson, Bob Miller, and Irene Ferguson to the Hearing Panel Committee. Tom Miller seconded the motion which passed unanimously

OWNERS COMMENTS: None

NEXT MEETING: - July 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 at 9:58 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.

BOARD APPROVED:

Pelican Landing Condominium Association
Board of Directors Meeting
June 16, 2022

Since my last **Treasurer's report on May 19, 2022**, the actions by the Treasurer of major importance are as follows:

- Contracted with Xfinity for Wi-Fi in the clubhouse and Xfinity has completed the installation. The Wi-Fi is available in the clubhouse and on the patio.
- Reviewed quotes on the second group of 2nd floor units needing immediate attention. Total cost is \$14,000. This will bring year to date costs to \$34,000. No additional units have been identified at this time needing immediate attention.
- Received an e-mail from Kevin Edwards regarding HB-5D which will place very strict requirements on surfside buildings including initial architectural and engineering reports known as milestone inspections. It will also require new reserve requirements for anticipated future repairs identified in a structural integrity reserve study that would need to be performed every 10 years. "The structural integrity reserve study must include: roofs; load bearing walls or other primary structural members; floors; foundations; fireproofing and fire protection systems; plumbing; electrical systems; waterproofing and exterior paint; windows; any other item which exceeds \$10,000 in deferred maintenance cost and was identified by the engineer or architect performing the inspection portion of the structural integrity **reserve study**". We are hopeful that we will be exempt from these rules based on the height of our building, but we will have to monitor the final bill and requirements
- Reviewed and approved the April 2022 financials enclosed in the meeting package. Year to date surplus is \$12,124.

Respectfully submitted
Dave Frustaci, Treasurer