

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

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

PENDING

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

PROOF OF NOTICE: Colleen Fletcher, CAM 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
- Tom Miller, Director

SUNSTATE MANAGEMENT GROUP, INC., STAFF PRESENT:

Colleen Fletcher, CAM CMCA AMS

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

A moment of silence was held for the passing of Leo Hughes a long standing member of the community.

APPROVAL OF BOARD MEETING MINUTES:

David Frustaci made a motion to approve the Board of Directors Meeting Minutes dated June 2022 with corrections. Tom Miller 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. Also reported that Mr. Frustaci spoke with Kevin Edwards and it was confirmed that the property meets the requirements of a 2 story building and is exempt from new laws. The attorney will put this information in writing.

COMMITTEE REPORTS:

Social Committee: Irene Ferguson reported no social events are currently planned.

Landscape Committee: Heidi Kristensen noted that the sea oats did die on their own and were not removed. Marylinda reported having issues with the sprinkler system and will defer to others to update the goal and repairs for 2023.

Building

Committee:

Bill Kissner gave report that all permits were received for B-building beam and support restoration.

Deck, Dock and Seawall:

Eric Michalak reported all legal paperwork needed has been completed for the Deck, dock & seawall project. In regard to DEP/Mangrove agreement there is just one main line that still needs to be added and will be agreed upon prior to signing the paperwork. David Frustaci asked if there was a fine but there is

no fine at this time. There is a \$1000 set up fee for annual mangrove trim monitoring. It was requested by David Frustaci that Colleen Fletcher, CAM CMCA AMS review all accumulated fees for this project.

Rules and Regulations Committee: MaryLinda reported a meeting was held July 18, 2022, to discuss the parking issue and parking captains. It was suggested that owners register their vehicles and obtain new parking stickers. There will be no action on D101 at this time. A discussion was held regarding dogs within the property. Violation letters will be mailed as necessary in the future. At a previous meeting Ed Olson explained that parking captains are covered under the D&O policy as they are appointed by the Board. It was stated that in the future Sunstate Management should be contacted for all towing. Bob clarified that the see something/say something policy is to streamline, and report concerns to the appropriate committee member. MaryLinda states the board will need to make a motion to approve the purchase of new stickers.

A motion was made by David Frustaci and seconded Tom Miller to approve the funding of new decals to go into effect January 2023. A discussion was held to have Colleen Fletcher, CAM of Sunstate Association Management send a sample sticker for vehicles. All in favor, motion carried.

MaryLinda explained that the committee is working on a plan for parking for property owners. Owners will need to register all vehicles with Sunstate Association Management and will receive two decals. Arrangements will be made to distribute at the membership meeting.

Unfinished business:

- a) Eric Michalak had previously provided the building reports.
- b) A motion was made by David Frustaci and seconded by Tom Miller to amend the agenda to discuss unit D101.
- c) Heidi Kristensen suggested that the Board reschedule a hearing for the fining of unit D101.
- d) A motion was made by David Frustaci and seconded Tom Miller to reimpose a \$500 for unit D101. All in favor motion carried. The hearing committee will need to schedule a hearing within 14 days of the meeting.
- e) A request was made to waive the overdraft fee for A102. The owner switched bank accounts and there was an error in the processing. A motion was made by David Frustaci and seconded by Tom Miller. All in favor, motion carries.

New Business:

- a. **Revised ARC Form-** A motion was made by Eric Michalak and seconded by Tom Miller to approve the revised ARC form as submitted.

OWNERS COMMENTS:

Tom Miller- rental agreement #16 states no charging electric at the dock. He feels owners should be able to charge their boats at the docks if necessary. He would also like to start holding in person meetings and workshops again soon. Heidi Kristensen and David Frustaci feel workshops are not needed at this time.

Armand Petrosino- feels may need electricity for boats at the dock. Heidi Kristensen will direct the Rules and Regulations committee to review for the next agenda.

Dave Henderson- very upset with the condition of the sea oats and does not believe the sea oats died on them on due to invasive plants. He fees someone killed the sea oats. David Frustaci advised that the sea

oats did die due to freezing and invasive plants and will start to come back. There is a patch that has already begun to grow back.

Eric Michalak- stated in the past the finance committee was not given enough information for future projects and budgeting. He would like all committees to submit information to David Frustaci for planning of the 2023 budget.

Bill- questioned why the irrigation is running twice a day, John oversees the watering, and it should be adjusted. The Board will advise John of this concern. It was stated that in the past there were budget meetings held to discuss upcoming budgeting. David Frustaci stated he intends to discuss with the committee in August and have a final meeting in September. Once the proposed budget is set it will be presented to the Board in October for approval,

NEXT MEETING: - August 18, 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 10:12 a.m. Eric Michalak seconded the motion which passed unanimously.

Submitted by:

Colleen Fletcher

Colleen Fletcher, CAM CMCA AMS
Community Association Manager
Pelican Landing Condominium Association of Charlotte County, Inc.

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