

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

BOARD OF DIRECTORS MEETING
Thursday, September 15, 2022 at 9:00 a.m.

APPROVED 10.20.22

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
- Paul Chase, 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 10 owners present via Zoom Teleconference Services

APPROVAL OF BOARD MEETING MINUTES:

A motion was made by David Frustaci and seconded by Eric Michalak to approve the July and August minutes with modifications. All in favor, motion carries.

TREASURER'S REPORT:

Dave Frustaci provided his Treasurer's Report which is attached and will become a matter of record. It was reported that the 2023 Proposed Budget will be provided by September 2022.

COMMITTEE REPORTS:

Landscape Committee: Marylinda stated that there were concerns with trimming of the sea oats. The landscapers have been advised to cut back due to the freeze. Tom Miller commented that the association may want to investigate replacement some plants and some of the sea oats in the future. Heidi asked that all suggestions be sent to Marylinda. Eric reported that last Friday the pump repair company came out and the pump is holding the prime.

Building Committee: Eric has a quote coming in for the tennis court resurfacing and should have available by next week. Welsh tennis courts came out to provide the proposal. Massey Pest use to use a brush on the buildings for spiderwebs and bugs, need to check the contract for this service.

B bldg.- John has completed the water lines and still has work to do on the gutters and downspouts.

Turtle Lights- Eric explained the challenges the association is facing meeting the requirements of Charlotte County regarding the turtle lights and compliance. Colleen Fletcher has found the appropriate bulbs and will have ordered for installation.

Bump outs- Eric reported that there several leaks and issues from the bump outs which may require the reconstruction of 3 bump outs and partial construction of two which includes the windows. The board will be working on these repairs for the upcoming years.

Deck, Dock and Seawall:

Eric Michalak reported the meeting with the DEP is set and the attorneys are meeting. Hope to have a resolution ASAP.

Rules and Regulations Committee: Heidi explained that a meeting was scheduled for Tuesday but only Colleen Fletcher and Heidi were in attendance. The committee will need to select a new parking sticker and Marylinda will be creating a letter for parking rule changes.

Unfinished business:

- a) Heidi explained the pool gates will be locked at all time.
- b) David reviewed the proposed operating and reserve budget for 2023. The budget was shared on the screen for all residents.
- c) David will be providing the voting questions for the annual meeting proxy.
- d) David stated a discussion regarding the bump outs should be held and discuss how to proceed in the future with repairs. It was suggested that an email be sent to the membership asking for their input on how to proceed with the bump outs in the future.

New Business:

- a. None.

Action List: will be tabled until next meeting.

OWNERS COMMENTS: owners' comments were taken and answered by the board.

NEXT MEETING: - September 29, 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 10:32 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
August 15, 2022

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

- Began the annual process of estimating the 2023 Budget. Hopefully I will have budget numbers from the various committees prior to the September Board meeting. With inflation running north of 9% in 2022, and a very tight labor market, the budget for 2023 will be very challenging. Owners should anticipate an increase for the upcoming year.
- Reviewed and approved the July 2022 financials enclosed in the meeting package. Year to date surplus is \$18,443.

Respectfully submitted
Dave Frustaci, Treasurer