

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

BOARD OF DIRECTORS MEETING  
Thursday, October 20, 2022, at 9:00 a.m.

**APPROVED**

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
- Frank Sarcino, Vice President
- David Frustaci, Treasurer
- Paul Chase, Director
- Tom Miller, Director

Eric Michalak was absent from the meeting.

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 18 owners present via Zoom Teleconference Services

APPROVAL OF BOARD MEETING MINUTES:

*A motion was made by David Frustaci and seconded by Paul Chase to approve the September minutes as presented. All in favor, motion carries.*

PRESIDENTS REPORT:

Heidi reported on Restoration One being hired by the Board of Directors. They will be looking at all of the units and looking to see what the Association must pay vs. what the owners have insured. In time, each owner will be contacted and will be offered to remediate.

**TREASURER'S REPORT:**

Dave Frustaci **provided his Treasurer's Report which is attached and will become a matter of record.** The proposed 2023 Budget has been finalized and approved. MOTION made by Frank Saracino and seconded by Paul Chase to approve the Treasurers report. Motion passed unanimously.

COMMITTEE REPORTS:

Social Committee: November 11 – Cocktail Party. The director is at the printers currently, and two cork boards will be purchased for Buildings C and D. The committee is looking into having a Thanksgiving party.

Landscape Committee: Marylinda reported. The committee will be making a priority list. Heidi thanked Dalton for the quick cleanup – debris was cleared and they cut the lawn.

Building Committee: MOTION made by David Frustaci and seconded by Heidi Kristensen to add John Summer to the building committee. Motion passed unanimously. The committee has gone into every unit possible to assess the damages and make a priority list of what needs to be taken action on first. By the end of this week, all dry out will be complete and damaged drywall will be removed. They will then

be going through the units to assess and provide a proposal for repairs. Eric Michalak reported. Many windows need to be replaced – the company hired cannot start until the second week of January.

Deck, Dock and Seawall:

The Association has received the paperwork from DEP – the Association has been found to be in non-violation.

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.

New Business:

- a. Proposal for fascia and gutters – MOTION made by David Frustaci and seconded by to approve LK Construction Companies proposal to repair fascias, gutters, and downspouts at a cost of \$28,750. Motion carries, Tom abstained because he had not seen the quote.

Action List: will be tabled until next meeting.

OWNERS COMMENTS: B202 asked about his ceilings. Colleen will follow up with Dependable Drywall and contact the unit owners directly.

NEXT MEETING: - November 12, 2022- Annual Meeting at 9:00 a.m.

ADJOURNMENT:

There being no further business to come before the Board, Dave Frustaci made a motion to adjourn the meeting at 10:10 a.m. Paul Chase 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.

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