

PELICAN LANDING CONDOMINIUM ASSOCIATION
of CHARLOTTE COUNTY, INC.

(A not-for-profit corporation)
BOARD OF DIRECTORS MEETING
Thursday December 15, 2022, at 9:00 a.m.

APPROVED

CALL TO ORDER: Heidi Kristensen, President called meeting to order at 9:01 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, Director

Tom Miller, Paul Chase were 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 owners present via Zoom Teleconference Services

APPROVAL OF PREVIOUS MINUTES: Dave made a motion to approve the October 15, 2022, minutes. Bob Seconded the motion. Motion passed unanimously.

TREASURERS REPORT: Dave Frustaci reported on what has occurred since the last Treasurers report from October 15, 2022. The October 2022 and November 2022 financial packages. The YTD Surplus is just over 28K and I expect there to be a surplus of approximately 25k at year end. Inspected units with damage and signed numerous contracts for repair and restoration. As of November 30th, the Association has paid out over \$92,000.00 in mitigation and restoration costs. There are more costs coming and we will hold off on any special assessment until February when we have more solid numbers.

COMMITTEE REPORTS:

- Rules and Regulations – There has been a new member that has been working with the committee. *Heidi made a motion to appoint Peggy Luvell to the committee. Dave Seconded the motion. Motion passed unanimously.* All of the Board has received a 3 page document from the committee that is the recommendation regarding the parking at the Association. Letters will go out to all residents, and they will have to register for official parking passes. This will happen through Sunstate and not the parking Captains for the Buildings. There will be about 90 for all Owners to complete the applications. Owners spaces are only available to the Owners, and they are not eligible for friends. All documentation will be saved on Sunstate's **Secure server**. **This will** be an improvement to the current system. The proposal is now in the hands of the Board for approval. *Dave made a motion to approve the new parking policy as amended. Frank seconded the motion. Lengthy discussion ensued. Motion Passed unanimously.*

- Social Committee – We had a very successful Holiday Christmas Party. There were approximately 40 persons in attendance. The next meeting will be January 10, 2023 and we will be planning upcoming events. Everyone is welcome to attend the planning meeting.
- Deck, Dock and Sea Wall – The Mangrove cutting is attempting to be completed by the end of the month and if not so, will happen in early January. There is a meeting Monday at the Survey Company regarding the permits for the Dock. Jason Adams will be coming back out to recertify and then sent to the DEP.
- Building Committee – Restoration one has taken out the damaged sheet rock and has been replaced. They will be sending an eblast to see if owners want some other finish to the drywall. Belkay is coming back out with a lift next week to work on gutters, downspouts, soffits and fascia problems. They will also be working on the ends of the building to put things back in place, post storm. Waterproofing contractors will be doing all of the dormers and drip edges. Also they will do some stucco repair. There is some damage to the elevators due to water damage in the pits due to power loss. The AC was replaced for the clubhouse. There is an ongoing issue with the spa, and we will need to adjust based on information from Charlotte County.
- Landscape Committee – **There are some proposals regarding the “sunset deck” and what could be used in the area.** The committee will be working to get the correct plantings in place. There are some issues with the wells, and Colleen is working to get this resolved. Once the construction is complete on the B building, we will start the restoration of the Sunset Deck. It has been **proposed to plant some grasses to prevent unauthorized beach access. This won’t begin** until the wells are back and functioning. Mulching should begin in January. There was a lengthy discussion regarding the well and all of the issues that have been ongoing. We will have a plumber come out and see what is happening with the well.
- Formation of Bayside Committee – Jen Sommers and Jim Leroy have volunteered to be on the committee. This is something to keep in mind going forward and see if there are other owners interested in being on the committee. This would be covering dockage use and the potential of dock space. This would be the committee that handles storage, use and all things water related.

NEW BUSINESS

- Ratification of Contracts: *Dave made a motion to ratify the contracts that were approved via telephone or by emergency measures including Restoration One, TamBay construction, Blekay Construction and Change orders for Belkay, Waterproof Contractors. The work on A105, F102 and F107 for Absolute Flood and Fire was approved. F207 outside contractor approved. Bob Seconded the motion. Motion passed unanimously.*
- Approval of proposed 2023 operating/reserve budget: *Dave Made a motion to approve the proposed 2023 operating/reserve budget. Bob Seconded the motion. Motion passed unanimously.*
- Agenda Items at Boards Discretion - NONE

OWNER COMMENTS:

- Question regarding the minutes on the website? Joann will update the website with information regarding the Board, minutes and parking Captains.

NEXT MEETING: - January 19, 2023- BOD Meeting at 9:00 a.m.

ADJOURNMENT:

There being no further business to come before the Board, Dave made a motion to adjourn the meeting at 10:08 a.m. Bob 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.