

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

BOARD OF DIRECTORS MEETING  
Wednesday, January 19, 2023 at 9:00 a.m.

**APPROVED 2.16.2023**

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
- Paul Chase, Secretary
- Frank Saracino, Director
- Bob Viti, 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 and in person.

APPROVAL OF MINUTES: Minutes are tabled at this time for further review.

TREASURER REPORT: David F. read January 2023 treasurers report as written.

- Discuss possible special assessment for Hurricane damages- David F has been asked several times if a preliminary special assessment could be passed for \$2,000 to be sent out by February 1, 2023 towards the cost of hurricane repair. There are still several items to be repaired and this preliminary the assessment will be approximately \$4,000 per unit. Colleen Fletcher, CAM CMCA AMS explained the requirements for special assessments. Motion to have a meeting via zoom only for special assessment on February 16, 2023 (Frank and Paul)- Heidi explained the HO6 policy assistance with payments of special assessment

COMMITTEE REPORTS:

- Building Committee- Eric read report as below:  
**1-16-2023 Building Committee Report**

**Spa Chemical Monitoring System; The unit is on back-order with no definitive ETA.**

**Irrigation Well Pump; The directional floe valve was replaced once again. There seems to be a question as to how the sprinkler system is wired to the pump. John understands the claim as to why the valves keep failing. We've requested Sunstate to contact Dalton Landscaping and have their**

supervisor Dalton contact John directly to discuss the issue. Additionally, a pipe from the well field was ruptured by heavy equipment being used for hurricane damage repairs. that break has been fixed.

**Tennis Court:** Final pricing for repairs to the court surface, net posts and fencing are being negotiated by Treasurer David Frustaci at this time.

**Screen Repairs:** Community wide screen repairs like so many other storms damage items are an issue as we are unable to get any companies to come out to even give us a quote. Everyone is booked out for months or even over a year. I finally got one company to respond with a tentative inspection date 8-10 weeks out, but they have not confirmed that initial request as of this time. Hopefully this repair company can also address repairs needed to railings and lanai framings that need replacement from damages also.

**Dormer Repairs;** have begun.13 units have reported water damage that is tentatively identified as sourced from the dormers. While inspecting areas for re-stucco and sealing of the dormers and windows it was found some areas had the wood backing and 4x4 framing badly decomposed. This will be replaced to give a solid foundation for the re-stuccoing. Additionally, any old satellite dishes and conduit for their wiring will be removed and the intrusions stuccoed and sealed.

**Additional working Leaks:** The building Committee is working with the treasurer once again on a revised contract for leaks involving, building end walls, bump-outs and lanai closets and windows.

**Elevators:** during the long power outage after the hurricane some equipment was damaged in all the elevator pits requiring replacement of contaminated components. A few elevators need replacement fans that we are trying to order but so far have been unsuccessful in doing. The 'E' building elevator sustained significant water damage from the hurricane including the phone and the interior and supporting wooden backing walls of the cab that will have to be replaced.

**Belkay Metal Works;** WE are currently working on a punch-out list to complete supplemental metal work we've requested.

**Galloway Roofing** inspection revealed some compromised areas we couldn't see from the ground. We're working to get an ETA for repairs as to retain our manufacturer's warranty.

**Unit owner work order requests:** once again unit owners are voicing concerns that their work order requests are going unanswered particularly those over the internet to Sunstate. Now that P.L. has internet to the Clubhouse the building committee has a plan to see if we can have more direct and up to date correspondence between John and the Sunstate office to expedite and follow requests.

also mentioned receiving complaints from trash company regarding the breaking down of boxes, having issues with deliveries and packages missing. Discussed land lines to elevators are a large cost and exploring purchasing cell phones to place in the elevator to eliminate the cost of the land lines. It was discussed that work orders will be sent to John via email.

- Dock, Deck & Seawall Committee- Eric provide a report as below:

**Mangroves have been trimmed.**

**Kayak Canoe and Paddleboard rack** since the vinyl pipe rack previously used was damaged so severely it's been decided that John will start to build two sections of a more permanent wooden structure ASAP pending any other crucial repairs needed first.

**DEP Permit;** All new items requested by the FL. DEP in their RAI (Request for additional Information) following our initial permit filing have been obtained by our representative including;

- Original survey recertification with subset certifications.
- Super imposing the actual proposed dock rendition/footprint onto the real time waterway overview.

**-New certified site inspections regarding flora and fauna; mangroves seagrass, shellfish, nesting areas etc.**

**The submittal of the above to FI. DEP 1-17-2023**

- Landscape Committee- Heidi provided the report as written by Marylinda Howard. Linda Powers gave information that a small amount of funds may be available for grant money due to hurricane. Has downloaded application and will be submitting. There are guidelines which include Florida Friendly requirements. Found through Florida Extension Service and must be submitted by April 2023. David stated that palm tree removal was part of the hurricane cost, at this time there are no plans for replacement of palm trees. Eric reported there is a tall palm tree in front of E building that is leaning, Heidi met with **John to look at it. The tree has been leaning for years and is on the neighbor's property.** David F. has spent time trying to find snow fence and there is currently no snow fence available currently. Eric stated him and John were able to find online from tractor supply, but it is not kept onsite in Florida. Bob V. south end of D building by stairs there is a palm tree that needs to be looked at that may possibly fall.
- Rules and Regulation Committee- Bob Viti reported that the parking letter has been sent out to the residents. New business whatever the board would like the committee to look at next will do so in order of things to be done.
- Social Committee- Irene Viti (Joan Martin co/chair, Joan Saracino, Irene Ferguson) provided a report regarding all the activities for the future. January 28, 2023, will be holding first pancake breakfast, a ladies luncheon, purchased new bulletin boards, wine and cheese to begin in Feb, posting notices almost daily with new event. A question was asked about when the tennis court will be repaired, David F. advised it was a small job but awaiting the tennis court company to come back.

OLD BUSINESS:

- Discuss turtle lights- David F. stated that Dave Henderson had provided information regarding pursuing a grant for the turtle lights. Would like to have the board vote to move forward with the grant. Motion was made by David F. to allow Dave Henderson or any other designee to pursue obtaining a grant for the turtle lights subject to the community using a color that is not offensive to the community. Bob Viti seconded. Dave Henderson provided a summary of research regarding the turtle lights and presentation. John our maintenance supervisor provided a summary of his interaction with the County for the turtle lighting. The only bulb that was approved by the county was the red bulb that was provided. Also that Susan from the county came out and gave John a plan to meet code. All in favor motion carried.
- Review no smoking areas- Heidi updated that there are owners close to the sunset deck that are allergic to smoke. Bob V. made a motion to make the Pelican Landing a no smoking community except for the area around the flag post. Frank S. seconded the motion. A motion was made by Frank S. and seconded by Paul to rescind the until the next board meeting. All in favor.

NEW BUSINESS:

- Update regarding violation letters- Colleen Fletcher, CAM CMCA AMS provided a summary of how fining works for violations. Heidi advised that the members of the rules committee have agreed to be on the hearing committee.
- Discuss pool cover- need volunteers to assist with putting pool cover on and thanked owners who assisted for this year.
- Agenda items per board discretion

OWNER COMMENTS: Owners comments were taken from the floor and via zoom.

NEXT MEETING: - February 16, 2023- Board Meeting at 9:00 a.m.

ADJOURNMENT:

There being no further business to come before the Board, Paul Chase made a motion to adjourn the meeting at 11:05 a.m. Frank Saracino 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  
January 19, 2023

**Since my last Treasurer's report on December 15, 2022, I have taken** the following actions of importance as follows:

- Continued working with Building Committee and Contractors to finalize contracts, oversee work and access additional hurricane damage in areas such as the roof and dormers not previously identified.
- As of December 31<sup>st</sup> we have paid out \$160,467 in mitigation and restoration costs towards contracted and approved work. This does not include work order changes from Bel Kay Construction, and yet to be contracted work to secure the roof edges, roof damage, screen repair, dormer damage, bump-outs, and address issues with the elevators. I intend to address a special assessment later in meeting.

**Respectfully submitted**  
Dave Frustaci, Treasurer