

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

BOARD OF DIRECTORS MEETING  
Wednesday, February 16, 2023, at 10:00 a.m.

APPROVED

CALL TO ORDER: Heidi Kristensen, President called meeting to order at 10:00 a.m.

PROOF OF NOTICE: David Altiero, 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
- Tom Miller, Director

SUNSTATE MANAGEMENT GROUP, INC., STAFF PRESENT:

David Altiero, LCAM

QUORUM: President, Heidi Kristensen determined that a quorum of Board Members was present. There were also 15 owners present via Zoom Teleconference Services and in person.

APPROVAL OF MINUTES: David F. made motion approve the December 15, 2022, meeting minutes and with corrections mentioned, and was seconded by Eric M. Motion passed unanimously.

David F. made a motion to approve the January 19, 2023 meeting minute, and was seconded by Bob V. Motion passed unanimously.

TREASURER REPORT: David F. read February treasurers report as written.

COMMITTEE REPORTS:

- Social meeting: Irene F. provided a committee report. She reported on several successful activities., mentioned game night and poker night have been canceled due to lack of interest. She also detailed some other upcoming events.
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**Building Committee Report** – Eric M provided the committee. Bulk of hurricane Ian related damages have been completed and provided a list of the work that has been completed. Still some repairs forthcoming, including roofing and tennis court repairs, and elevator issues. Other unit leaks are pre and post Ian are being addressed. John will be replacing the pool locks so the gates will be locked at all times. Still no eta on spa chemical monitoring equipment to open the spa. We will

be constructing a new canoe, kayak and paddle board rack as soon as John has completed more critical work. Turtle light conformity work is still in progress.

**Deck Dock and Sea Wall** - Eric M provided the report. The Florida DEP has received all the initial material we have submitted upon their request and are actively reviewing it. Upon final approval we will be resubmitting requests for bids.

**Landscape committee** – Marylinda provided the report. Looking at replacing some of the vegetation that was damaged by the hurricane.

**Rules and Regulations Committee:** Marylinda provided the report. The parking registration process is ongoing. New parking passes go into effect April 1<sup>st</sup>. Made the recommendation to the board to lift the temporary restriction from boat parking.

**A motion was made** to remove the contractor parking spots that were made available for hurricane reconstruction work and put those spots back their original state by David F. and seconded by Tom M. These spots are for a when boats are in the water and not for boat and/or trailer storage. **Motion passed unanimously.**

#### OLD BUSINESS:

- Smoking on Property - Bob V. made a motion to make the Pelican Landing a no smoking community except for the area around the flag post, and was seconded by David F. Motion has been tabled for clarification on passing the new rule.
- Update on Turtle light was handled during the Building Committee report.

#### NEW BUSINESS:

- Ratification of contracts-
  - Motion made by Frank F. to approve the Change Order # 3 from Belkay Construction; Change Order #4 For Belkay; Galloway Roofing for roof repair work; and Waterproof Contractors for bids on dormers as signed by David F. The motion was seconded by Bob V. Motion passed unanimously.
  - David F. made a motion to ratify the Wells Tennis courts contract to include the fence while resurfacing the tennis courts, and Eric M. seconded the motion. Motion passed unanimously.
  - There was a discussion regarding the Phases 2 and Phases 3 of the Waterproofing Contractors. This topic was tabled to a future meeting for more information.
- Kayaks left during hurricane Ian. Heidi made motion was made to levy a fine to owners that left kayaks on premises behind during the hurricane in the amount of \$50 for the first infraction and of privilege on second infraction. Motion passed unanimously.
- Rodents in the Clubhouse: A motion was made to decline the proposed Massey contract for rodent services at this time.
- Board Meeting. – Going forward all board meeting will be a hybrid of in-person at the clubhouse and zoom.
- Parking Passes – There was a discussion regarding collection of drivers license numbers on the registration form. A motion was made by David F. if Sunstate received adequate information showing proof of ownership of the vehicle a parking pass will be issued. Bob V. seconded the motion. Motion passed unanimously.
- OWNER COMMENTS: Owners comments were taken from the floor and via zoom.

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

ADJOURNMENT:

There being no further business to come before the Board, David F made a motion to adjourn the meeting at 12:39 a.m. Frank Saracino seconded the motion which passed unanimously.

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Submitted by:

David Altiero

David Altiero, LCAM Community Association Manager  
Pelican Landing Condominium Association of Charlotte County, Inc.