

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

BOARD OF DIRECTORS MEETING
Thursday, March 16, 2023, at 9:00 a.m.

APPROVED

CALL TO ORDER: Heidi Kristensen, President called meeting to order at 9:00 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

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 more than 4 owners present via Zoom Teleconference Services and in person.

APPROVAL OF MINUTES: David F. made motion approved the February 16, 2023 Special Meeting Minutes as written and was seconded by Eric M. Motion passed unanimously.

David F. made a motion to approve the February 16, 2023 board meeting minute, and was seconded by Bob V. Motion passed unanimously.

PRESIDENTS REPORT: Heide gave a brief report. Bill Kissner's has officially resigned and the Building and Grounds Committee. The board accepted his resignation. The Social committee has asked to have a private party for ticket holders only. This was approved by the board.

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

COMMITTEE REPORTS:

- **Social Committee Report:** Irene F. provided a committee report. She reported on several successful activities., mentioned they made 51 quilts that were donated to Project Linus. game night and poker night have been canceled due to lack of interest. She also detailed some other upcoming events.

- **Landscape committee** – Marylinda provided the report. Mulch is in the process of being put down. Continuing to get recommendations from different agencies to help areas that are declining, and/or damage from Ian.
- **Building Committee Report** – Eric M provided the committee report. The spa is up and running. We do not currently have a date for roof repairs. The Tennis Court contract has been signed but no date. We would like to have the paving project completed this year.
 - **Motion made** by David F. to form a temporary parking lot committee, to review issues relating to resurfacing the parking lot. Seconded by Tom Miller. Motion passed unanimously.
 - **Motion made by** David F to accept the proposal from Water Proofing Contractors in the amount of \$47,925 consisting of the work needed on B Building and go directly into phase 3. Seconded by Eric M. Motion Passed unanimously.

We need to establish a Shutter Protocol before we can approve any new shutters, we will allow the repair of existing shutters. Work orders need to be recorded so we can track the work being done.
- **Deck Dock and Sea Wall** - Eric M provided the report. The Florida DEP has been reviewing our submittal. They have asked additional questions which we have responded to.
- **Rules and Regulations Committee:** Bob Thompson provided the report. Parking registration is under way and the current process is working well. Discussing fining vs. towing for parking violations.
 - **Motion made** by Heidi to use the boat trailer parking for contractors for during the Dock project. Seconded by David F. Motion passed unanimously.

OLD BUSINESS:

- Smoking on Property – David F amended the motion from last month to designate the paver area north and south of building B and the dock area as non-smoking, to include signage. Heidi Seconded the motion. Motion passed 4 to one. Eric voted no.
- Turtle Lights – David F and Eric have met with the Turtle Conservatory. They provided recommendations for changes to buildings A, B, & C. They will cover the cost of the lights. The association would be responsible for the labor which is estimated at \$12,000.
 - Motion made by Tom Miller to move forward with the Turtle Light Project, Seconded by David F. Motion passed unanimously.
- Update on Special Assessments – Special Assessments Letters have been sent out. The board has asked that Sunstate added the required information for insurance companies to the website.
- Elevator Phone – David reported that Kings Three is stating the issue is a break in the wire between the Phone and their equipment. They do not service this line. John is looking into this.

NEW BUSINESS:

- Ratification of contracts-
- Building Committee Member: A motion was made by Eric to appoint John Hughes to the Building Committee and seconded by Tom. Passed Unanimously.
- Screens – There was a brief discussion on screens.

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 11:55 a.m. Frank Saracino seconded the motion which passed unanimously.

Submitted by:

David Altiero

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