

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

BOARD OF DIRECTORS MEETING
Thursday, April 20, 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 4 owners present via Zoom Teleconference Services and in person.

APPROVAL OF MINUTES: Motion made by Eric to table the approval of the minutes until the next meeting. Seconded by Paul seconded. Passed unanimously.

PRESIDENTS REPORT: No presidents report at this time.

TREASURER REPORT: David F. read April's treasurers report as written. Report attached.

Chris Goolsby from PCS Insurance gave a brief review of the policy renewal and the status of the state of insurance in Florida. Chris did make the recommendation that the association consider changing the rental policy to a 30 day minimum. This was followed by a brief discussion of the board on the renewal proposal of \$213,193.55.

A motion was made by David F. to approve the insurance renewal proposal. Eric M seconded. Motion passed unanimously.

COMMITTEE REPORTS:

- **Social Committee Report**: Irene F. provided a committee report. She reported on several successful activities. The end of year party was a success with 61 people attending.
- **Landscape committee** – No report at this time. David is working on obtaining landscaping contracts.
- **Building Committee Report** – Eric M read his building committee report copy attached. Eric also read a list of outstanding work orders.

- **Deck Dock and Sea Wall** - Jason Adams from ECS Florida gave a brief update on the status. He met with the contractors and together they answered the additional questions being asked by the DEP. Hoping for a June or July issuance. They've had to add additional items to the plan and provide more information.
- **Rules and Regulations Committee:** Bob Thompson met and didn't have any new projects to address. He gave a status update on the project they have been working on. Parking registration is roughly 76% complete. The new tenant check list is being updated. They will be reviewing the rules and regulations document over the summer and recommending changes in November. There was a discussion regarding kayaks.
 - **A motion was made** by David F to establish a committee that will oversee the boating fishing and kayaking on the bay side. Seconded by Eric. Motion passed unanimously.
 - **A motion was made** by David F to appoint Tom and Jim to the Committee. Seconded by Eric. Passed unanimously.

OLD BUSINESS:

- Turtle Lights – Working on getting the materials by contract we have 6 months after receiving the material to get it installed. The grant also has a drop-dead date to complete the work.
- Hurricane Protection Policy – There was a lengthy discussion regarding shutters and hurricane shutters.
 - A motion was made by Paul to reaffirm the association policy that any hurricane protection has to be hurricane glass sliders. David F. seconded. Motion, passed 5 to one with Bob Viti voting no.

NEW BUSINESS:

- Ratification of contracts-

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

- The question came up asking what type of insurance a unit owner should have. The answer is an HO6 policy.
- David A. stated he will have the special assessment information for insurance posted on the website by Monday or Tuesday.

NEXT MEETING: - May 18 2023- Board Meeting at 9:00 a.m.

ADJOURNMENT:

There being no further business to come before the Board, Frank made a motion to adjourn the meeting at 12:23 a.m. David F. seconded the motion which passed unanimously.

Submitted by:

David Altiero

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

Pelican Landing Condominium Association
Board of Directors Meeting
Treasurer's Report
April 20, 2023

Since my last **Treasurer's report on March 16, 2023**, I have taken the following actions of importance as follows:

- Reviewed and approved the March financial statements. Our year to date budget surplus is \$17,768. The surplus for March was \$1,965.
- As of today we have paid out \$254,042.45 in mitigation and restoration costs towards contracted and approved work. This does not include work either unpaid or yet to be contracted for roof damage, screen repair, bump-outs, and elevators.
- Paid Florida DEP outstanding land lease payment as requested as part of the permitting process to get the Dock proposal moving to the next phase.
- Signed a Grant for \$13,062.12 with the Sea Turtle Conservatory. We have received our upfront payment of \$9,143.48. I signed the proposal from Synergy Lighting, Inc. for \$ 11,712.12 to purchase the lights and fixtures for the project. I also signed a proposal from Suntamers Window Tinting for \$1,350 for tinting of windows facing the gulf.
- Signed Phase 2 and Phase 3 contract with Waterproof Contractors as approved by the Board at the March meeting.
- Continued discussions with PCS Insurance regarding renewal of our April policies. Chris Goolsby will address the Board at 10 AM regarding current year polocies.

Respectfully submitted
Dave Frustaci, Treasurer

Building and Grounds Committee Report.

On Thursday 03-16-2023 immediately following the PL Board meeting the BC was in contact with Waterproofing Contractors. There was an extended amount of time between the first jobs proposal and changes to what work was deemed to take precedence. Some parts were necessarily incorporated into lan repairs and others due to time became worse in their condition. The BC and Treasurer worked with Waterproofing Contractors senior advisor and office staff for each itemized repair so we were up to date on our project expectations. This work continued back and forth Friday Saturday and Monday to get the updated signable contract needed to finally kick start the projects.

At this time the ETA to actually start work is partially based on receiving already ordered supplies.

Turtle Light Grant and installation: PL has received verification of approval for the lighting fixture replacements and all other materials needed as prescribed by The Turtle Conservancy working in conjunction with Charlotte County Building Departments Turtle Compliance Division. Additionally, this has included window tinting application to unit windows directly visible to the beach. The unit owners included will be notified of their responsibility to clear the area of window treatments and any other obstructions so there is full access to the window. The A/C will also need to be on mid to lower 70's for a few days prior and after application to better insure adherence of the material. There are also B building lanais that do not have outer glass sliders. It is PL responsibility that these units by Fl. common area and Turtle Compliance must have the outer lighting removed and replaced with the prescribed wall sconces. Under our grant conditions the lighting throughout the complex once installed must remain throughout the year.

Included with the grant is the addition of lighting for the entry and exit signs to the gulf side. It is the recommendation of the BC to move these signs from the opposing outside of the driveway to the common grass area between the driveways to more easily access electrical power sources. The signs should also be replaced as they are mostly rotten at this point.

Spa - We're still using a loaner chemical monitoring system.

Pool Locks: The newest pool locks that were just installed to replace the previous 2 plunger styles we tried are already being manipulated to override its function. People immediately found a way to circumvent attempts to secure access to the pool by manually closing the clasp on the gate so it couldn't drop over the securing pin. This particular style of lock currently in use had the same result before and it was why we tried the plunger system. The BC was not made aware of the change back to this style of lock till after it occurred.

Elevator Inspections: The BC, and Treasurer along with Sunstate have reportedly been unable to get an actual written status of our inspection. Two items of concern have been conveyed to us. 1. The E elevator phone not working. 2. All the elevator pits are contaminated. Between long delayed attempts of communication by way of Sunstate to the Phone Company, Elevator Contractor and the Fire and Communications company each said the issue was not their responsibility. Our own Maintenance has just replaced the conduit and phone line access needed between the elevator shaft and elevator utility room that previously was underground and completely unrepairable. After numerous requests by BC the Treasurer and Sunstate we are still waiting on an ETA from Oracle to get the crew out to clean the IAN related debris. The sump pumps didn't work during the extended power outage.

Roof repairs by Galloway expected this week are to hopefully include a report to verify our roof is still up to compliances mandated to continue our roof materials warranty.

Tennis Court repairs are due soon.

Paving: Although we are hoping to have this done by the end of the year a discussion is taking place to possibly hold off till after the heavy equipment needed for other repair projects and the dock replacement is completed. We can contact the paving company for advisement.

Outstanding work order requests: A list has been sent to Sunstate and the Board from the BC .

Hurricane Protection of lanais and windows: The BC found soon after the last meeting that this was not as simple and straight forward as we thought it would be. After exhaustive research the BC first sent a letter to the board outlining the Fl. State mandates, PL history and moratorium on certain types of protection and Becker on-line articles used as references The PL moratorium dates back to the time around the major renovation circa 2015. The request to remove exterior mounted shutters was done by quite a number of unit owners. The moratorium recommendations was to only allow hurricane glass sliders which as an example was done by the entire B building.

A second BC notice was sent to the Board recommending steps to be taken to decide on options. Depending on that decision the BC has included a list of potential installation requirement options to move forward with whatever decision is made.