

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

BOARD OF DIRECTORS MEETING
Thursday, May 18, 2023, at 9:00 a.m.

APPROVED

CALL TO ORDER: Heidi Kristensen, President called meeting to order at 9:09 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
- Bob Viti, Director
- Tom Miller, Director

- Frank Saracino, Director – was absent.

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 David F. and seconded by Tom Miller to approve all unapproved minutes between July 2022 and April 2023 with corrections. Motion passed unanimously.

PRESIDENTS REPORT: We met with Kevin Edwards the association's attorney. He stated the board definitely has the right to make a policy for hurricane protection and limiting hurricane protection to sliders. Jim LeRoy right will present the building committee's recommendation to the board on that we were going to review last month didn't get to when it's time for the building **committee's** report. We discussed the topic of the Milestone report and whether or not our lofts count as a third story. We also asked him to prepare the meetings once more for our annual meeting. And this will include a formal amendment to the documents to change our rental minimum from two weeks to 30 days. This will take two-thirds approval of the association. He also reaffirmed that lease by law transfers all rights of owners to the renter during the time of the rental, the owner has no rights to the common elements. Because all of the rights have been given to the tenant. I would also like to address our reserve funding and it has chronically been inadequate, whether we will be forced to comply with the law requiring 100% funding effective January 25. Or if we are found exempt in our attorney's opinion, we do need to increase this funding. I am recommending an increase in this year's budget.

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

COMMITTEE REPORTS:

- Social Committee Report: Irene F. provided a committee report. No activities until the fall.
- Landscape committee – We're still waiting to hear back bids from Dalton regarding replacing some of the damage to vegetation and removing some of the damage that occurred to the Arica palms north of the A B building. I'm waiting to have John has some free time so I can go over get a pygmy POM to get that planted over in the D E F courtyard. There was a brief discussion regarding the landscaping contract.
A discussion followed regarding the board reaffirmed the policy of only the use of sliders at the last meeting.
- Building Committee Report – Jim LeRoy read the shutter policy that the committee had previously submitted to the board. The committee would like to go back and review all our thoughts and findings and present our position in terms of a recommendation at the June board meeting. work orders. Eric gave a brief report on the status of maintenance activities. The committee wrote up a protocol for the ARC procedures.
- Deck Dock and Sea Wall – We are waiting on a few items requested from the Florida DEP and for the engineer to update the drawings.
- Rules and Regulations Committee: Nothing new to report. The question came up that several owners would like assessments to be based on unit square footage, and that each building should have its own reserves. There was also a discussion regarding fining for compliance issues.
- Bayside Activities – Nothing to report.

OLD BUSINESS:

- Turtle Lights – Eric and David have been working on the lights and turtle film.
- Report from meeting with Attorney – This was addressed in the Presidents report.

NEW BUSINESS:

- Ratification of contracts- No contract currently needs ratification at this time. David F. and Eric M. had a employee review with John and gave him a raise with the **association's** budget.

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

- The question came up who will be responsible for the spline work on replacing the screens if the frame is facing the wrong way.
- There was a brief discussion on the reasoning behind changing the rental minimum and when this would go into effect.

NEXT MEETING: - June 15, 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 10:48 a.m. Eric M. seconded the motion which passed unanimously.

Submitted by:

David Altiero

David Altiero, LCAM Community Association Manager

Pelican Landing Condominium Association of Charlotte County, Inc.

Treasurer's Report

Pelican Landing Condominium Association
Board of Directors Meeting
May 18, 2023

Since my last Treasurer's report on April 20, 2023, I have taken the following actions of importance as follows:

- Reviewed and approved the April financial statements. Our year to date budget surplus is \$25,616. The surplus for March was \$7,848.
- As of today we have paid out \$271,746.68 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, landscape repair, and elevators. I anticipate that the \$4,000 special assessment (\$336,000) will be sufficient to cover all costs related to Hurricane Ian.
- Finalized discussions with PCS Insurance regarding renewal of our April policies. Continued with same deductibles as last year as the proposed reduction in premiums for increasing our deductible from 3% to 5% did not result in a savings sufficient to justify the increased risk to unit Owners. I took advantage of program offered by PCS whereby we financed our insurance in house instead of through a finance company, saving approximately \$7,000 to \$8,000 in finance charges, although we had to fully pay our smaller policy premiums.
- Worked with Unit owners to prepare their units for window tinting and supervised the work.

Respectfully submitted
Dave Frustaci, Treasurer