

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

BOARD OF DIRECTORS MEETING
Thursday, June 15, 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

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 May 18, 2023, with corrections. Motion passed unanimously.

PRESIDENTS REPORT: Heidi reported: We met with Kevin Edwards **the association's attorney** and are hoping to finalize plans for a special meeting on August the 12th. It's a Saturday and it's a single item meeting. It's going to be on changing our documents to having the minimum lease period from two weeks become at least 30 days.

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

HURRICANE PROTECTION WITH GUEST TOMMY TESSNER: – Tommy Tessner, the owner of Eurex Shutters, briefly discussed the different types of shutters and the different options and services they provide.

COMMITTEE REPORTS:

- Social Committee Report: Irene F. provided a committee report. No activities planned at this time and will meet in October.
- Landscape committee – Landscape committee reports that irrigation remains a serious problem. And we are waiting for the proposal from Dalton now. Our contract with them is month to month and we expect to hear from them next week. A comment mentioned that John has handled the irrigation issues.

- Building Committee Report – Eric M. read his Building Committee Report. A copy is attached to these minutes.
A motion was made by David F. to add Joey Goyt to the building committee. Bob Viti seconded. Motion passed unanimously.
- Deck Dock and Sea Wall – We have **received the prototype letter from the Florida DEP notify our north and south neighbors of our replacement dock proposal. After Pelican landing can edit particulars legal names and addresses on the cover letter, we can direct some Sunstate to send them registered mail to the property owners affected.**
- Rules and Regulations Committee: Nothing reported at this time.
- Bayside Activities – Nothing to report.

OLD BUSINESS:

- Remote participation - A motion was made by David F to authorize remote participation at our annual meeting and any of our meetings going forward. Seconded by Paul C. The motion passed unanimously.

NEW BUSINESS:

- Ratification of transfer of 2022 budget surplus- A motion was made by David F. to transfer the 2022 budget surplus to building reserves. Paul C. seconded. Motion passed unanimously.

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: - July 20, 2023- Board Meeting.

ADJOURNMENT:

There being no further business to come before the Board, David F. made a motion to adjourn the meeting at 9:52 a.m. Paul C. seconded the motion which passed unanimously.

Submitted by:

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

Pelican Landing Condominium Association
Board of Directors Meeting
June 15, 2023

- Reviewed and approved the May financial statements. Our year to date budget surplus is \$30,500. The surplus for March was \$4,884.
- There were no hurricane costs incurred in May. As of today we have paid \$271,746.68 in mitigation and restoration costs. We have contracted for an additional \$28,254.23 of work that has yet to be completed. The total does not include additional costs for screen repair, landscaping costs, and some incidental reimbursements to owners for preapproved work.
- I continued discussions with our insurance company to get an estimate of the current cost of continuing our 14 day rental policy versus a 30 day policy and our exposure going forward. This information will be supplied to unit owners as part of a cover letter for a Special meeting.
- I am working with Sunstate to keep our funds protected by the FDIC. We are in the process of setting up an account with Cadence Bank to purchase CD's.

Respectfully submitted
Dave Frustaci, Treasurer

Building Committee Report

- Hurricane Protection (Lanais);

During a most recent PL Board meeting the board voted to recertify a previous board protocol to allow hurricane glass sliders as the only acceptable lanai add-on protection pending attorney verifications of questions that arose at the meeting. The attorney unequivocally verified the decision by the board was authorized. Since that time it was proposed that the BC at least investigate the potential for other options. To that end we have obtained the services of a company to speak at the June 15 2023 meeting that is knowledgeable with all the options we could think of.

- One pool pump was replaced

- An inspection of our pool and spa noted a few violations

One was a mechanical malfunction involving the water level in the spa which is being rectified.

Another is a added line to the pool and spa rules that is mandated.

The third issue is tougher in that it needs the enforcement and compliance to unit owner use. The inspection states there is too much sand ending up in the water. We somehow must impress upon the users to shower off all the sand off their bodies before entering the pool or spa.

- B-building slat fencing was installed along the beach
- Welsh Tennis Court company is due in July to do repairs
- Galloway Roof repairs are reportedly complete. We are however still waiting on a certification letter verifying the structure is still properly secured for the continuance of the manufacturer's warranty needed post any hurricane event.
- Oracle Elevator Pit cleaning and the repacking and replacement of seals on the main pistons were reportedly completed. However, upon inspection of all the elevator pits by Dave. F and John two of the elevator pistons appear not to have new end caps. we're waiting for an explanation on this.
- Screens We have received 1 quote for screen repair and replacement services from Addiboy Rescreen and recommend we go ahead with this company to start repairs. After contacting dozens of companies and having only a handful respond we ended up with no other bids or companies interested in our project at this time.
- Contracted Buildings leak repairs have commenced with the removal of windows identified as having chronic issues. The windows removed were collected by John to our storage shed and were found in fact to all have been custom made to fit the individual opening and all had different measurements. The set up for the rest of the repairs are scheduled to start in July.