

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

BOARD OF DIRECTORS MEETING
Thursday, July 20, 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 Paul Chase to approve all unapproved minutes between June 15, 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.

COMMITTEE REPORTS:

- Social Committee Report: Nothing to report on and will meet in October.
- Landscape committee – We are currently on a month-to-month contract with Dalton. We have received a proposal from Daltons. There was a brief discussion, and it was decided to get more proposals.
- Building Committee Report – Eric M. read his Building Committee Report. A copy is attached to these minutes.
- Deck Dock and Sea Wall – Eric M. read his Deck Dock and Sea wall report. A copy is attached to these minutes.
- Rules and Regulations Committee: Nothing reported at this time.
- Bayside Activities – No boats or kayaks at this time.

OLD BUSINESS:

NEW BUSINESS:

- Flood Insurance policy – Buildings A, B, D, E, F and the clubhouse are set to renew July 28, 2023. These came in approximately \$3419 less than last year.
 - A motion was made by David F. to accept the Flood insurance Policy renewal dated July 28th, 2023, and was seconded by Paul C. Motion passed unanimously.
- Special Meeting – The date of the special meeting for the membership vote on the amendment for changing the minimum days a unit can be rented will be Saturday August 12th. A letter will be going out with the notification explaining the need for this change.
- Summer Issues – The topic of summer issue was discussed including the issue of trespassers using the beach. There was a brief discussion on the possibility of adding gates to the gulf side parking lots.
- Reserves – There was a brief discussion on the reserves. Pending new legislation, we may need to add several items to our reserve schedule.

OWNER COMMENTS:

NEXT MEETING: - August 12, 2023, following the Special Members Meeting.

ADJOURNMENT:

There being no further business to come before the Board, David F. made a motion to adjourn the meeting at 10:34 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.