

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

BOARD OF DIRECTORS MEETING  
Thursday September 21, 2023 directly following the special owners meeting.

CALL TO ORDER: Heidi Kristensen, President called meeting to order at 9:15 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 was 20+ owners present via Zoom Teleconference Services and in person.

APPROVAL OF MINUTES: Motion made by David F. and seconded by Eric Michalak to approve all unapproved minutes between July 20, 2023, with corrections. Motion passed unanimously.

PRESIDENTS REPORT: Heidi asked to take a moment of silence for Frank **Saracino to thank him for his year on the board.**

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

COMMITTEE REPORTS:

- Social Committee Report: **First meeting will be Oct 21 to plan the events for the year.....**
- Landscape committee – 9:36
- Building Committee Report – Eric M. read his Building Committee Report. A copy is attached to these minutes.  
Heidi thanked John Sommers for all the work he did on the Building Committee. They will be closing on the sale of their unit shortly, so he has submitted his resignation.
- 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 – Reminder if you want to use the dock, please contact Tom Miller.

OLD BUSINESS:

- Summer problems – There was a brief discussion regarding gates. David Altiero will contact Stern Towing to reinstall the missing towing signs so we can start towing again.

- Signs – David A. reported he is going to switch sign companies and get the no smoking and pool depth signs.

NEW BUSINESS:

OWNER COMMENTS:

NEXT MEETING: - September 21, 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 10:02 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 August 12, 2023

- Reviewed and approved the July financial statements. Our year to date budget surplus is \$33,224. The surplus for July was \$2,736.
- As of today we have paid \$288,792.64 in mitigation and restoration costs. We have contracted for an additional \$19,387.50 of work that has yet to be completed. The total does not include additional costs for landscaping, and some incidental reimbursements to owners for preapproved work.
- After waiting months for Sunstate to complete the transaction, yesterday **we moved \$250,000 to Cadence Bank and purchased three 8 month CD's.** As mentioned in previous reports, this move was taken to continue to have FDIC protection and increase interest income.
- Signed RA1 document required to be submitted to FDEP in response to their request for additional information regarding the Deck, Dock, and Seawall project.

Respectfully submitted  
Dave Frustaci, Treasurer

## Building Committee Report

Waterproofing Contractors has begun work for the agreed upon issues listed in our most recent Contract. At this time work is limited to parts of the projects that don't need Charlotte County Building Department permits. The building department is still painstakingly slow.

Addaboy Rescreen has been onsite working on our rescreening.

Turtle Lighting violator's: The Turtle Patrol volunteers have brought it to our attention of numerous 'B' building unit owner violations. The Committee hasn't been made aware of any Charlotte County official notices of violation.

Garbage; For some unexplained reason suddenly throughout the complex renters are leaving bags of garbage behind the garbage rooms and John is having to play pick-up.

## Deck, Dock and Sewall Report

The RAI to the FDEP has been completed, signed by David Frustaci and submitted to the FDEP. Respose is supposedto be within 30 days.

Next step: The FDEP now wants a Letter of Mitigation Commitment for the Mangroves. We already have a property owner who has agreed to give us the offset, we are just waiting for the official letter.