

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

BOARD OF DIRECTORS MEETING

Thursday October 19, 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
- David Frustaci, Treasurer
- Paul Chase, Secretary
- Bob Viti, Director
- Tom Miller, Director

SUNSTATE MANAGEMENT GROUP, INC., STAFF PRESENT:

Lauren Wilson MBA , 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: Heidi explained that the minutes from the last meeting need significant rewrite and therefore suggested to table the approval of the minutes until the next meeting so that Heidi can work with Lauren on the minutes. A MOTION was made by Tom Miller, Seconded by Computer participant board member to table the approval of the minutes until the next meeting. All in favor. MOTION PASSES unanimously.

PRESIDENTS REPORT: Heidi gave a brief report and introduced Lauren Wilson as the new property manager from Sunstate. The board is working hard to get everything caught up and up to speed with the new manager.

TREASURER REPORT: David F. read his October treasurers report as written.

Preliminary 2024 Operating Budget: The budget was sent to the association and since that initial budget was sent out there was an adjustment made to the legal line item in anticipation to updating the documents, landscaping line item, the change to a new vendor in attempts to improve the landscaping around the association doubled the budget.

Dave gave a detailed report on the proposed budget for 2024 and answered questions from the residents. A MOTION was made by Dave to approve the proposed budget to be sent to the members for voting on by the association. MOTION was made by Dave and seconded by Tom to approve the proposed budget to be mailed to the community. All in Favor. MOTION PASSES Unanimously.

COMMITTEE REPORTS:

- Social Committee Report: Irene gave a report that the 1<sup>st</sup> meeting is Tuesday at 10:30 in the clubhouse to plan the potluck brunch on Sunday and the owner cocktail party that will be on November 10<sup>th</sup>. Other events will also be planned at the meeting for the season.
- Landscape committee – Mary Linda was not in attendance. Heidi reported that the landscape committee is in the process of evaluating the Hurricane to finish evaluating the costs that incurred by the hurricane. There will be a walk around next week to discuss areas to address by Truscapes that the committee will be doing.
- Building Committee Report – Dave read a detailed report submitted by the committee that is attached to this corporate record.
  - Bump out projects- many updates were given on the Bump out projects on the challenges that the contractors are running into to get the project completed.
  - Turtle light project lights: When the fixtures were taken out of the box they were already rusted. The contract the association made was Turtle season ends at the end of October. The fixtures are not sealed. Since the association signed a contract to maintain the lights for 10 years, the committee members do not. The Turtle Conservatory has let us know that B building has many lights that have been identified that are not in compliance.
  - Attaboy screen replacement project is being completed.
  - Several lights in B building have been identified as in violation of the Turtle light policy.
  - Signs have been requested for signs to be added to trash room and a sign identifying yard waste. Please do not leave garbage behind the trash room. Do not throw garbage in yard waste or the waste will not be picked up by the county.
- Deck Dock and Sea Wall – RIA to the FDP has been completed. The response is supposed to be returned within 30 days. Heidi read his Deck Dock and Sea wall report. A copy is attached to these minutes. Extensive updates were provided by board members on updates on the project.
- Rules and Regulations Committee: A brief update was given by the committee chair to go over proposed changes to the rules and regulations. The proposed changes have been submitted to the board of directors. Committee recommendations that new rules and regulations once adopted be mailed to the community and that the new rules and regs be strictly enforced. Violation reporting needs to be ironed out between the board and Sunstate. Extensive discussion was had by the committee on how to roll out the new Rules and regulations and what fines will be imposed on each rule change. The recommendation was made to the board to send out information on fining to the members. Towing was extensively discussed on how to manage towing in the community. Towing versus fining was discussed.
- Bayside Activities – Tom reported that Kayak racks have been installed. The committee is still waiting for the docks to be replaced. Anyone who would like to use the kayak racks.

#### OLD BUSINESS:

- Hurricane Protection Policy: Currently there is no policy written that indicates that only sliders are allowed. The proposal made by Bob presented by the committee was voted down at the last meeting and Heidi is recommending that the board acts. Dave discussed that the documents need to be brought up to date on this. Bob pointed out that we need to enforce the policy as it is written today. Extensive discussion was had on this topic. A recommendation was made by Dave to the board to take the current documents to the attorney to evaluate and bring the documents up to date to comply with FL statute. It was brought to the attention of the board that this decision would require a membership vote.

#### NEW BUSINESS:

Updated Rules and Regulations: Extensive discussion was had by the board of directors on proposed changes to the Rules and Regulations. Bob made a MOTION to accept the Rules and Regulations presented by the committee, seconded by Dave. All in favor. MOTION PASSES unanimously. The updated Rules and Regs will be

mailed to the community and posted on the website. Lease changes will also be added to the website.

OWNER COMMENTS: Owner comments were taken by the board of directors.

NEXT MEETING: - November 11th, 2023, 9am ANNUAL MEETING

ADJOURNMENT:

There being no further business to come before the Board, Tom made a MOTION to adjourn the meeting at 10:45 a.m. Paul C. seconded the MOTION. All in favor. MOTION PASSED unanimously.

Submitted by:

Lauren Wilson MBA, CAM

Sunstate Management Group

Pelican Landing Condominium Association of Charlotte County, Inc.