

**PELICAN LANDING CONDOMINIUM ASSOCIATION
of CHARLOTTE COUNTY, INC.**

(A not-for-profit corporation)

Board of Directors MEETING

Thursday, December 7, 2023

**Meeting Held by Zoom, Conference Call
And in Clubhouse**

Call to Order: Heidi, President called meeting to order at 9:00am.

NOTICE: Proof of Notice was affirmed by Sunstate Management exceeding notice requirement of 48 hours.

QUORUM: A quorum was established with the following board members present, Paul Chase, Ron Winter, Scott Reidel, Bob Viti, Heidi Kristensen, Thomas Miller, Margaret LaValle (Pegge). Also, present was Lauren Wilson MBA, CAM from Sunstate Management

MINUTES: *Ron Made a motion to approve the Meeting minutes from October 19th as amended. Tom Seconded the motion. Motion Passed unanimously.*

Bob nominated Pegge to assume the Secretary position after Paul resigned as Secretary. Motion was seconded by Scott. Motion passed unanimously.

Pegge made a motion to approve the Organizational meeting minutes as amended. Tom seconded the motion. Motion Passed unanimously.

COMMITTEES:

- A lengthy discussion regarding the reports from committees was initiated. There are more committees needed.
- More Committees are needed. The Paving Committee will have Bob, ?? and Dave F and Bob Boyle appointed to this committee. The Turtle Light Committee has been established and the Board appointed Dave Fursatchi to this committee.
- The Board has decided to investigate what is going to be needed from our management company going forward. Sunstate will be creating an updated contract that will have the new language needed. Sunstate will be moving to a portal system in the new year, and this will allow for a newer and more streamlined process. Once the new contract has been received, a workshop could be used to go through the contract.
- The Rules and Regulations committee will be charged with updating all the documents for the Association, they have not been updated in quite some time.
- The Bayside Activities Sub-Committee will have a new member in Lynn Sudowski? And she has agreed to take care of the Kayaks with Tom.
- The Social Committee reported that there will be a Christmas Party on December 16th. January Activities will be planned soon.

Treasurers Report: There is really nothing new to report at this time. Ron detailed the current month deficit and the year-to-date surplus.

UNFINISHED BUSINESS

- **2024 Budget** – The proposed of \$920,640.00. This includes about a \$7,000.00 change from what was sent out to the owners. This is due to legal expenses expected from the document review that is planned. The budget should be approved, there are no other changes. There are some items that need to be addressed this year and should be paid for and not carried into 2024. The booting of the Palms and the other Landscaping items that are needing to be completed in 2023. This needs to be for the paid from the 2023 budget. The chairs are being picked up for repair and loaner chairs have been requested. This has been invoiced and will be paid in FY2023. ***Paul made a motion to approve the 2024 budget. Ron seconded the motion. Motion passed unanimously.*** The new quarterly amount will be \$2,740.00. Annually it will be \$10,960.00.

NEW BUSINESS:

- **Community Work Day** – There was a lot of enthusiasm at the Annual Meeting for a community work day and information has been sent out to the Board members and have identified three projects that can be handled by the current demographic. There will be fliers created and will be sent out for owners to sign up. The three project areas were outlined, and this can be added to or deleted from depending on volunteers. This should be taking place on the 19th.
- There was a lengthy discussion regarding the contract and retainer with Becker/Polikoff. ***Tom made a motion to discuss and renegotiate the contract with the Attorney. Peggy Seconded the motion. Motion passed unanimously.***
- The first phase of the structural integrity needs to be looked into and at some point this will need to be addressed. This is something that needs to be completed by the end of 2024. This is something that needs to be addressed, probably planned to have this executed some time in the Q3 of FY 2024. We will need this to set the reserve levels in place for 2025. There was a discussion regarding the completion of the current projects in place. Lauren will get some estimates regarding the reserve study and the engineering study.

HOMEOWNER COMMENTS:

- An Owner had a question regarding the slider resolution. This will be dealt with in the workshop. The structural report needs to reflect the weight changes of the Hurricane slider doors. This will add a lot of weight to the overall doors. There was a discussion regarding the potential violation of the documents and violation of Florida Statute.
- There was a question regarding the kayaks and the ability to launch. The area has been overgrown by Mangroves and there needs to be addressed and this can possibly be handled with the trimming of mangroves. This could be addressed when the dock repairs are finished.
- Question regarding the previous leaks and water intrusion. Phase III is being completed and Phase IV which is small will be done within a few weeks. Phase V is the large section that will address all known leaks on the property.
- Are we finished with the trimming of the Australian Pines? The Board cannot cut the trees back, they are not on Association Property. A lengthy discussion regarding the liability of the trees was initiated. We can have the Arborist come out and take a look at the trees to give an opinion regarding the Pines and the leaning palm.
- Questions regarding the repair of the soffits that need to be repaired. These need to be completed as soon as possible. A work order has been submitted and this needs to be addressed.

Sunstate Management Discussion:

- Lauren initiated a discussion regarding a proposed meeting schedule for FY2024. Lauren detailed all of possible current projects and what is already happening at the Association. Lauren addressed the current meeting schedule and how its needs to change.

The next meeting will be January 25, 2024 at 11:30 am. The remaining meeting schedule will be ironed out in the future. The Workshop will be held some time before the meeting. A discussion regarding when the minutes will be completed, and it was discussed that the minutes would be completed within 7 to 14 days from the meeting completion.

- There was a question raised regarding the website and getting the information up to date soon. This is an ongoing process.

Adjournment

There being no further business to come before the Board, a **MOTION was made by Scott and seconded by Ron that the meeting be adjourned. MOTION PASSES unanimously.** The meeting adjourned at 11:06am.

Submitted by:

Lauren Wilson, MBA, CAM

For the Board of Directors at Pelican Landing Condominium Association of Charlotte County, Inc.