

PELICAN LANDING CONDOMINIUM ASSOCIATION
of CHARLOTTE COUNTY, INC.

(A not-for-profit corporation)

Board of Directors MEETING

Thursday, January 25, 2024

Meeting Held by Zoom, Conference Call

And in Clubhouse

Call to Order: Lauren Wilson called meeting to order at 11:31am.

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, Thomas Miller, Margaret LaValle. Also, present was Lauren Wilson MBA, CAM and Thomas Jason from Sunstate Management

APPOINTMENTS/RESIGNATIONS:

- *Ron made the motion to accept the resignation of Heidi Christensen. Tom Seconded the motion. Motion passed unanimously.*
- *Ron made a motion to appoint Bob Viti as the President. Scott seconded the motion. Motion passed unanimously.*
- *Ron made a motion appoint Scott Reidell as the Vice President. Peggy seconded the motion. Motion passed unanimously.*
- *Scott made a motion to appoint Dave Frustaci to fill the Vacant Board seat. Ron seconded the motion. Motion passed unanimously.*

APPROVAL OF MINUTES: *Peggy Made a motion to approve the Meeting minutes from December 7th as amended. Ron Seconded the motion. Motion Passed unanimously.*

PRESIDENTS REPORT: There was a workshop held on January 12, 2024. The president had a lengthy discussion regarding the age of the building and what 2024 will hold for upcoming projects. Special thanks to Heidi for her service. The community day that was scheduled for last week was postponed to the 26th due to weather.

TREASURERS REPORT: Ron gave a report regarding the current financial situation and discussed the state of the elevators. Everything appears to be in good shape.

COMMITTEE REPORTS – Reports have been submitted to the Board prior to the Meeting.

- Social - ?
- Landscape - Scott
- Building - Ron
- Deck, Dock and Seawall - Ron
- Rules and Regulations - ?
- Bayside Activities – Tom
- Paving – Scott

- Contract – Ron and Scott
- Turtle Lights - Dave

UNFINISHED BUSINESS

- Hurricane Protection Policy – The Board has come up with a policy for Hurricane Protection after much time and this was shared in the meeting with the owners. *Ron made a motion to accept the Hurricane Protection Policy. Tom seconded the motion. Motion Passed unanimously.*
- Window Issue – There was a discussion regarding the windows and the status of the Bump out windows. There was also a discussion regarding the weight of the sliders on the edge of the lanai and the ongoing repairs to the buildings post hurricane damage.

NEW BUSINESS:

- Attorney Contract – A lengthy discussion regarding the current attorney and the potential of changing to the new attorney representation. *Ron Made a motion to accept Jeremy Anderson as the new attorney of record. Scott seconded the motion. Motion passed unanimously.*
- Milestone Inspection and Reserves Review – Have already been discussed in this meeting.
- 2024 Projects/ Prioritization/ Schedule - There was a lengthy discussion regarding the parking committee and the increase in parking spaces and redesign.
- Document Review – This has already been discussed in the meeting.

HOMEOWNER COMMENTS:

- ?? requested to be on the parking committee.
- Question regarding a Facebook page and communication.
- Question regarding the update on the dock and where we are at?
- Question regarding the parking Captain for building C? Need to follow up regarding the issuance of parking passes.

Next Meeting Date: The next meeting will be February 22nd, 2024, at 11:30am.

Adjournment

There being no further business to come before the Board, a MOTION was made by Scott and seconded by Tom that the meeting be adjourned. MOTION PASSES unanimously. The meeting adjourned at 12:42pm.

Submitted by:

Lauren Wilson, MBA, CAM

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