

**Pelican Landing  
Condominium Association, Inc.**

Board of Directors Meeting Minutes  
Thursday April 30, 2015  
At the Clubhouse

1. **Call to Order:** President Phil Isaac called the meeting to order at 9:02 a.m. In attendance were VP Frank Saracino, and Directors Tom Miller, Dave Henderson and Bill Boldt were in attendance via conference call. Joe Bieluch was absent.
2. **Notice-** for the meeting was posted in accordance with the bylaws of the Association and the requirements of Florida Statute 718.
3. **Approval of Minutes-** A motion was made by Dave Henderson to approve the March 26, 2015 minutes as amended, seconded by Frank Saracino. Motion carried unopposed.
4. **Unfinished Business-**
  - President's report
    - Phil Isaac is working on a Board a Members handbook and proposes to add an additional month to the Board of Director's time to help acclimation of the new board members.
    - Coupon Books are needed for next year
    - Sunset deck repairs – new bolts were added and \$20,000 is estimated as replacement cost for the reserves.
    - Paint Committee – volunteers are needed.
  - Treasurer's Report – Given by Dave Henderson
    - Budget Approval - **A motion to approve the 2015 Budget was made by Frank and seconded by Tom. Approved unanimously.**
    - Paul Marshal gave a brief report on amendments for the 2015 Budget. **A motion was made by Frank and seconded by Tom to approve sending a notice to consider approval of the proposed amended budget. All approved. Meeting is scheduled for May 21, 2015 and the notification of the members scheduled to be mailed May 6, 2015.**
  - Terry A Armentrout, CPA is tentatively engaged for the Audit of 2014 to be ready in June. **A Motion to approve the Finance committee to hire a CPA firm to complete the Audit for 2014 not to exceed \$6500 was made by Tom and seconded by Dave. Motion carried unopposed.**

- Color Committee Appointments are: Nancy Miller, Debbie Osborne, Joan Bentson, Kathy Isaac and Nancy Roknich were appointed to meet as soon as possible to ensure the walkway colors will coordinate with future building colors. The committee will be chaired by Nancy Miller.
- Questions and concerns from members
  - Unit D 102 is concerned where in the budget his leak on his patio from the unit above would be paid from.
  - As a new owner D 202 is concerned about who has the responsibility of the existing sliding doors.
  - D202 also asked questions about a number of line items.
- The Pelican Landing Condominium Documents were updated in 2003 and a letter was mailed to all owners to inform all members that the sliding doors were the responsibility of the home owner. The Condominium Documents state that only the front door is the responsibility of the Association.
- Committee Reports
  - Building – F building columns
    - B stairs & F elevator shaft stucco repairs
    - Stairs and walkways estimated cost of \$70,000
  - A motion was made by Tom to approve the contractor Professional Coating subject to the specifications provided to the contractor by the board to repair the stairways and walkways. This issue was tabled at this time until further review.
  - Pool Repairs- Bill Kissner reported on the upcoming needed repairs.
 

**A motion was made by Tom and seconded by Dave to approve the bids to make repairs to the pool heater, pool deck and wells. Motion carried unopposed.**

    - Spa closed for a week the first of June, costing \$2,150.00
    - Close and drain pool, taking a week as well costing \$1,400.00
    - Pool room floor repairs costing \$1400
    - Communication by email and letter to let the members know the schedule of closing.
  - Reserve Committee: Chuck gave a brief report:
    - Reported that the reserve study is located in the office adjacent to the club house.

## 5. New Business-

Landscaping – Nancy miller

- Reporting that trimming needs to be reviewed
- Add the Australian pines to the trimming for this year

Social Committee –

- Club house is now locked and all members are to bring their keys.

**A Motion to purchase a power washer in an amount not exceed \$300.00 was made by Tom Miller and seconded by Dave. Motion carried unopposed.**

**6. Adjournment:** Phil motioned to adjourn, seconded by Bill. **Motion carried unopposed.**

Respectfully submitted,

Teri Lennon, LCAM  
Sunstate Management