

PELICAN LANDING CONDOMINIUM ASSOCIATION, INC.

(A not-for-profit corporation)

THURSDAY, DECEMBER 10, 2015

BOARD OF DIRECTOR MEETING

9:00 A.M.

Present: Frank Saracino, Phil Isaac, Tom Miller: Joe Bieluch, and John Moreau. Dave Henderson was present via speaker phone, and owners in the audience. Candy McVey for Sunstate Management. Absent: Bryan Lauer.

A quorum being present, the President called the meeting to order at 9:01 a.m.

Minutes of the November meeting: MOTION was made by Dave Henderson and seconded by Phil Isaac to approve the minutes as corrected.

MOTION PASSED UNANIMOUSLY.

COMMITTEE REPORTS:

Social committee: There will be a Christmas Party this Saturday at 6:00 p.m. A sheet is posted to sign up for the New Year Eve's party. The meet and greet with weenie roast was a great success.

Landscape committee: MOTION was made by Phil Isaac and seconded by Joe Bieluch to cancel the fertilization and pest control portion of contract with Dolton Landscaping and to keep the tree trimming with the present contract.

MOTION PASSED UNANIMOUSLY.

Five trees were removed and there is one more scheduled for removal.

Maintenance Committee: Currently working with contractors to solve the problem of water ponding on the driveways. There is a leak and the committee is working on this shortly. More bids are being obtained for B building facial. Painting will cost approximately \$120,000 and the beams approximately \$90,000. Shutters will need to be removed on B building and the owners will be notified. Unit owners are responsible for their hurricane shutters. The association will remove them, however, the owner is responsible if they wish to re-install the shutters. There are still leaks in E, C, and F buildings and they will be addressed.

Pool area Fence: MOTION was made by Phil Isaac and seconded by Tom Miller to install a couple of dead men and put the fence back up.

MOTION PASSED UNANIMOUSLY.

We have some bids to cut out the fill in the asphalt to eliminate the water pooling at E and F buildings. The rocks under A and C building along the asphalt needs to be removed and new rocks installed so that the water can percolate.

Walkways, stairways and railing must be kept pressure washed to keep the sand and salt off monthly. The underside of the buildings should be washed down with a hose at least monthly to keep salt off.

Walkways door mats. MOTION was made by Tom Miller and seconded by John Moreau to place a notice on the bulletin board that items such as mats, etc., cannot be left on the walkways effective January 1, 2016 to conform with fire marshal codes.

MOTION PASSED UNANIMOUSLY.

Dock and Storage: Last spring the Kayaks were stored under E building. There will be NO more Kayak storage during the summer months as they must conform with the boat storage rules. No storage of boats or kayaks are permitted when the owner is not in residence. The current kayak storage will be moved to F building. Any boats or kayaks left when owner is not in residence will be towed at owner expense. The committee will enforce the rules and this will be posted on the bulletin board.

Pool: It was requested to install dual handrails for entrance into the pool. MOTION was made by John Moreau and seconded by Tom Miller to install dual handrails in the pool at a cost of \$1,720.00.

MOTION PASSED UNANIMOUSLY.

NEW BUSINESS:

Appreciation was extended to Dave Henderson, Paul Marshall, and all members who worked so hard on the 2016 operating and reserve budgets. Many hours were put into this project and we now have a workable budget.

MOTION was made by Phil Isaac and seconded by Joe Bieluch to approve and adopt the 2016 Operating Budget as presented.

MOTION PASSED UNANIMOUSLY.

MOTIO was made by Phil Isaac and seconded by Joe Bieluch to approve and adopt the 2016 Reserve Budget as presented.

MOTION PASSED UNANIMOUSLY.

There being no further business to come before the board, MOTION was made by Joe Bieluch and seconded by John Moreau that the meeting be adjourned.

MOTION PASSED UNANIMOUSLY.

The meeting adjourned at 10:40 a.m.

Respectfully submitted,

Candy McVey for;

The Secretary