

**PELICAN LANDING CONDOMINIUM ASSOCIATION INC.**

**THURSDAY, FEBRUARY 25, 2016**

**BOARD OF DIRECTORS MEETING**

**9:00 A.M.**

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

A quorum being present, the president called the meeting to order at 9:00 a.m.

Minutes of the meeting of January 28, 2016, needed to be corrected to add under Dave Henderson talking about the audit, Joan Corbett asked for information on the status of the 2014 audit. **Motion** made by Phil Isaac to accept the minutes as amended. Seconded by Tom Miller. Motion carried.

**COMMITTEE REPORTS**

**Social Committee:** Very busy month. Tomorrow will be the annual charity sewing. March 3 will be Lundeberg Lecture, March 7 wine and cheese, March 8 Social committee meeting and March 17 (St. Patrick's Day) will be the End-year party. March 19 will be breakfast by the bay and Ray's baseball.

**Landscape Committee:** A large group has been cleaning up the area between us and the property to the North. The landscape company will take care of it from there.

**Maintenance Committee:** Need to address outer deck area (support boards). We will be getting bids and address the safety issue first. Also noted the railroad ties where boats sit need to be replaced. We will also get bids for Sunset Dock.

Also a new item to help protect the beach area, called Reef Balls was mentioned and more details to follow.

**UNFINISHED BUSINESS**

- A. Bump out – waiting on inspectors, it was delayed due to the need of 4 nails.
- B. Mitigation of water ponding on both sides of road – Pavers will cost \$ 80,000.00 on one side the pavers will address this issue. This does not include covered areas or the boat areas. From a funding standpoint this will have to be addressed next year (2017).

**NEW BUSINESS**

- A. Selection of date for moving kayaks and racks. – Kayaks and racks will be relocated to underside of “F” Building after the meeting today. An E-blast was sent out to let the owners know. Those that cannot be here will have chains cut. We will also start a registration process for boats and kayaks, more information to follow.
- B. Wording on notice for restrictions pertaining to private storage on common elements. – This will also be added to e-blast.
- C. Parking Problem – Handicap renter in B building was accommodated. We have a handicap cone that we place in the parking place until the person leaves. There was a renter that insisted on parking on the grass and he has received 2 notices.
- D. Work Sheet for Maintenance Person – The current sheet will be changing. Walkways and railings will be done monthly. It was suggested that it should be done twice a month and done year round. Because of bird nests and excrement is a problem all over the property. Board will come back with recommendations. It was noted a number of “Exit” signs are out. Doormats, Pails, etc. that are being left on walkways need to be removed by owners.

### **TREASURER’S REPORT**

Dave Henderson reported:

- A. 2014 Audit – we are meeting with the auditor today, as we try to finish up everything.
- B. 2015 Audit – The question is do we stay with them? He and the rest of the Board of Directors are unhappy with the timeframe it has taken them to get to this point. They did make 6 very detailed requests.
- C. Dave has gone to Sunstate and talked to Betsy about changes he wanted and he says she has been a positive contact. Tami in accounts payable now sends all non-recurring bills to him to approve and so he can keep a closer eye on expenditures. He has tightened a lot of things up and made them better.
- D. Brian Lauer is a major asset, as a CPA. The Finance committee should be Dave Henderson, Bryan Lauer and Frank Saracino.

It was noted by the Board of Directors that Dave has been a great asset keeping things moving and correcting items to make them clearer.

### **Adjournment**

Motion made by Phil Issacs to adjourn the meeting, Seconded by Dave Henderson. Motion carried.  
Meeting adjourned at 10:40.

Respectfully Submitted,

Kim Ueding, Managing Agent

Pelican Landing Condominium Assoc.