

PELICAN LANDING CONDOMINIUM ASSOCIATION, INC.

(A not-for-profit corporation)

BOARD OF DIRECTORS MEETING

Thursday, April 13, 2017 at 9:00 AM

Approved

CALL TO ORDER: President Frank Saracino called the meeting to order at 9:03 A.M.

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

QUORUM: A quorum being established with Frank Saracino; President, Eric Michalak; Vice President, Joe Bieluch; Secretary, Charles Mallek and Al Lynn; Directors, present. Dave Henderson; Treasurer and Michelle Thibeault from Sunstate Management via conference call. Absent: Brian Lauer; Director.

GUEST SPEAKER: Dave McMahon presented the 2017 insurance coverages for Pelican Landing. Dave reported that owners may obtain a Certificate of Insurance for their bank by going to Atlas at www.certs@atlasinsuranceagency.com.

MINUTES: A **MOTION** was made by Al Lynn to approve the minutes from the board meeting on March 16th. Seconded by Joe Bieluch. The motion passed unanimously.

November 12, 2016 Minutes: Motion to approve by Dave Henderson and seconded by Al Lynn as amended pending approval at the Annual meeting. Correction: An "r" was left out of Treasurers report. Word changed from complied to compiled" Motion passed unanimous.

TREASURER'S REPORT: Treasurer's Report April 13, 2017

Dave Henderson spoke about recent items of importance from a financial perspective including the following:

- Brought 2017 monthly reserve allocations for each reserve category into alignment with 2017 requirements shown in the Association's 2016 year-end compilation report.
- Followed-up with Rowley Insurance on reimbursements for pre-paid premiums on previously-held insurance policies.
- Followed-up on completion of new bank signature cards by Sunstate and current Pelican Landing officers.
- Asked Sunstate to send out the required notice to Pelican Landing unit owners regarding how to obtain a copy of the Association's 2016 Compiled Year-End Financial Report.
- Asked Sunstate's Ed Olson to follow up with Tom Kelley, unit owner of B-104, to get information to the Charlotte County Assessor that could reduce real estate taxes paid by Pelican Landing unit owners.

A **MOTION** was made by Charles Mallek to accept the treasurer's report. Seconded by Al Lynn. Motion passed unanimously.

COMMITTEE REPORTS:

Social Committee: Been a very busy season. Tonight, is the last event until Fall

Landscape committee reported about what is being done around the grounds. Tom to follow up with landscape committee on shrub replacement when all is finished next door.

The Deck and Dock committee. Eric has a couple of plans including 1 estimate from Innovative Marine. Frank wants more than one proposal; work in progress. This should be addressed by the next meeting.

UNFINISHED BUSINESS:

Beach Erosion and Wall Cap Update: Tom Miller noted that he is working to get the "dead man" supports installed before the scaffolding goes upon the Gulf side of B Building. He has left numerous calls and can't get a call back.

B Building Restoration: Tom met with contractor and they are going to start May 1st. They looked at all the walkways and talked about the paint. They should finish up everything when they get here. There were questions asked about Mario's Painting repairing or replacing the storm doors that were damaged. There was a long discussion about replacing or repairing all the doors. Damaged doors should be on Mario's punch list or on a work order,

NEW BUSINESS:

Beach and Pool Security; The entire membership should be vigilant when it comes to policing trespassers coming on property. A discussion was had about how to keep people out of the pool area.

Gate Latch: A **Motion** was made by Charles Mallek to purchase and install the proper latch and spring on the pool gate. Seconded by Frank Saricino. The motion passed unanimously.

Executive Session: A **Motion** was made by Al Lynn to go in to executive session. Seconded by Eric Michalak. The motion passed unanimously.

A **Motion** was made by Charles Mallek to leave the executive session. Seconded by Al Lynn. Motion passed unanimously.

NEXT MEETINGS: **Workshop:** Tuesday, May 16, 2017 AT 9:00 AM

Board Meeting: Thursday, May 18, 2017 At 9:00 AM

ADJOURNMENT: There being no further business to come before the association, a **MOTION** was made by Frank Saracino and duly seconded by Charles Mallek that the meeting be adjourned. The motion passed unanimously.

The meeting adjourned at 11:37 A.M.

Respectfully submitted,

Edward L. Olson/LCAM

for The Board of Directors at Pelican Landing Condominium Association, Inc.

Pelican Landing Condominium, Charlotte County, Inc.

The Secretary; _____