

PELICAN LANDING CONDOMINIUM ASSOCIATION, INC.

(A not-for-profit corporation)

BOARD OF DIRECTORS MEETING

Thursday, May 17, 2018, 9:00 AM

At the Pelican Landing Clubhouse

Approved

CALL TO ORDER: Vice President Eric Michalak called the meeting to order at 9:01.

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

QUORUM: A quorum was established with Eric Michalak, Vice President, Bill Kissner Director, and Nancy Roknich Director present. Frank Saracino, President, Dave Henderson, Treasurer, and Bob Miller, Director were present on the conference call line. Joe Bieluch, Secretary, was absent. Also, in attendance, Ed Olson from Sunstate Management.

MINUTES: A **MOTION** was made by Frank Saracino to approve the minutes from the Board meeting on April 19th, 2018. Seconded by Bill Kissner. The **Motion** passed unanimously.

Treasurer's Report:

Recent items of major importance from a financial perspective include the following:

- Worked with Atlas Insurance Agency and Sunstate Management to get all insurance policies that were due for renewal on April 29, 2018 renewed on a timely basis.
- Distributed April financials to the Board of Directors for review.
- Continued to work with Sunstate Management and Building Committee representatives to facilitate timely deployment of Innovative Marine for construction of the beach access ramp and sheet-pile wall south of B Building.
- Continued to work with Bill Kissner and Sunstate Management on getting the major elevator repair and renovation contracts wrapped up.

Committee Reports:

Social Committee: There will be no social events over the summer.

Landscape Committee: The irrigation is being finished up, and all individual heads will be inspected as part of the Maintenance Contract.

Building Committee: IMS should be here next week to put the cap on the seawall and then the paver company will be in to complete the patios on the south and north end of B building. The Association has received a proposal from Colonial Roofing to do repair work on all the buildings. **Motion** made by Bob Miller and seconded by Bill Kissner for the board to approve the expenditure and move forward with this project before Hurricane Season starts. Motion passed unanimously. One proposal for the re-piping of B building has been received. Waiting on two more. Storm doors are being installed. Ceiling in the clubhouse needs to be redone – that will be completed after the storm door project.

The Deck and Dock Committee: A large list of ideas has been compiled and the committee is going to meet with a dock company to see which ideas are doable, and which ones are not. All repairs were made on the current dock and the dock is secure at this point.

Insurance Recovery Committee: Frank gave the report. There are two phases, the first is to make sure that money is immediately available if there is a catastrophic situation, and the second is to find a contractor that will make the Association their first priority. The first phase is complete. Atlas will have a three-ring binder with step-by-step instructions on what needs to be done in order for Atlas to do what they need to do. Discussion was had regarding the "home" of the binder, some feel that the clubhouse on property is not the best place.

Unfinished Business: Projects – The new north patio will be extended to make it larger. Southside patio will be finished with pavers as soon as sea wall cap project is complete. Plants were killed on the south side of the clubhouse, not sure of the cause. Bug treatment was applied, the chemical must sit for a few months and then the plantings will be addressed again. Harry from B102 offered to purchase outdoor shower pans for the Association. Bill noted that there is an infestation of some sort of weed on the beachside courtyard. The kayak rack was discussed – it will not be used as a storage area for the owners that are not here. Those currently living here may use it. A reminder will be sent to owners about this kayak rack and also to remind owners about the minimum two-week rental with some of the reasons behind this rule.

New Business: Landscaping – there is a bare spot out of “someone’s” kitchen window. Discussion was had regarding removing some Australian Pines.

NEXT MEETINGS: **Workshop:** Tuesday, June 19, 2018 AT 9:00 AM

Board Meeting: Thursday, June 21, 2018 9:00 AM

If Necessary

ADJOURNMENT: There being no further business to come before the association, a **MOTION** was made by Nancy and duly seconded by Bob that the meeting be adjourned. The **Motion** passed unanimously.

The meeting adjourned at 9:55 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; _____