

# PELICAN LANDING CONDOMINIUM ASSOCIATION of CHARLOTTE COUNTY, INC.

(A not-for-profit corporation)

## BOARD OF DIRECTORS MEETING

Thursday, December 5, 2019

At the Pelican Landing Clubhouse

**CALL TO ORDER:** Richard Decker called the meeting to order at 9:07 am.

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

**QUORUM:** A quorum was established with Richard Decker, President, Frank Saracino, Vice President, Bill Kissner, Secretary and Paul Chase, Director present. Dave Henderson, Treasurer, and Eric Michalak, Director were present on the conference call line. Also present, Ed Olson from Sunstate Management.

**APPROVAL OF THE PREVIOUS MINUTES: MOTION made by Frank Saracino and seconded by Paul Chase to approve the minutes of October 17, 2019 Board Meeting. Motion passed unanimously.**

**APPROVAL OF THE PREVIOUS MINUTES: MOTION made by Frank Saracino and seconded by Paul Chase to approve the minutes of November 9, 2019 Organizational Meeting. Motion passed unanimously.**

**TREASURERS REPORT:** Since the last Treasurer's Report of October 17, 2019, the following actions of major importance from a financial perspective included the following:

- First and foremost, filed documentation supporting the release of the \$51,575.61 holdback from the insurance settlement for windstorm damage to our roofs. I am pleased to report that these funds were approved for release last week and were Federal Expressed this Monday to Sunstate for deposit into our Roof Reserve. This final payment brings the total proceeds from this claim to \$343,238.22, which made installation of our new metal roofs possible.
- Ordered new mitigation reports on the five remaining residential buildings at Pelican Landing. These reports were just completed last week and were promptly sent to Atlas Insurance Agency. They will enable Atlas to effectively market us with insurance carriers beginning this month and leading up to our April 29, 2020 policy renewal date. The new reports incorporate all of the enhancements associated with our new roofs and should enable us to obtain better rates than would otherwise be possible. Copies will be made available to unit owners shortly for possible use with their insurance carriers.
- Mailed and e-mailed Proposed 2020 Operations and Reserves Budgets to all unit owners prior to the Annual Meeting for review and discussion at that meeting.
- Following the Annual Meeting, mailed and e-mailed an official Notice of Budget Meeting to be held on December 5 to all unit owners along with copies of the proposed budgets. Also, posted the notice on Pelican Landing bulletin boards.
- Continued to follow-up promptly on all invoices from Galloway Roofing to verify successful completion of each progress step and stay current on all progress payments due. All progress payments to date have continued to be for the exact amounts needed at each progress step per building as specified in the contracts. There have been no extra charges, and that includes no extra charges for plywood. We are holding back \$3,570 on final payment for the Clubhouse roof until the flat roof portion (done in addition to the insured portion of the project) is completed and other punch-list cleanup items throughout the property are wrapped up. Given Galloway's strong performance on this project, we have every confidence that these minor items will be completed shortly.
- No StraightLine aluminum payments have been made since the last report, as the remaining buildings (after completion of Buildings B and C, have each been at various states of progress, and none of the additional buildings have been completed.
- For now, final payments of 34% of the cost of both the E and F Building elevator

renovations/modernizations by Oracle Elevator are being held back until completion.

A unit owner asked about the new wind mitigation forms and how to get them. They will be on the web site and sent out in an email. A discussion followed about individual unit-owners getting together to have wind mitigation done on individual units.

#### **COMMITTEE REPORTS:**

**SOCIAL** – Irene Ferguson gave the report and talked about all of the upcoming events.

**LANDSCAPE** – Richard Decker gave the report. He talked about the issues going on around the property. He talked about the poor distribution of the mulch and the lack of coordination between the vendors. There is a meeting next week with three of our vendors to get pricing on them taking over all four areas of our landscaping. He stated that Nancy Miller has retired from the landscape committee and we all want to thank Nancy for all of the years of hard work and great service she gave to the community. He pointed out the fact that the board will need to appoint a new landscape committee chair and the importance of this committee. He also spoke about the budgeting process for the landscape committee.

**BUILDING** – Bill Kissner gave the report. Galloway has almost wrapped up with their punch list and the club house needs to be finished. Screens will be started this week and Straight Line is back to complete the gutters. F elevator is still having issues when it rains. Dave Henderson asked that a comprehensive look be taken at plans to alleviate the amount of water that flows in the elevators. A unit owner asked the board to take a look at the drainage issues in the south east driveway and the lack of ½ of a parking space under F Building. A unit owner asked about dryer vent cleaning. There was a long conversation about that topic. Research needs to be done to determine responsibility. Eric Michalak spoke about the need to remove the plantings on the south side of the tennis courts and pavers put in to extend the parking spaces. The top rail of the tennis court fence also needs to be replaced. He also talked about one unit owner who wants to build his own kayak stand. Construction would have to be approved by the Board, and final ownership of the kayak rack would have to be conveyed to the Association. Also, this being a common element, no one owner could use it exclusively, and any use by any individual owner would be restricted per our standing policy regarding kayaks. For these reasons, the Board did not act upon the unit owner proposal.

**BOAT & DOCK** –Eric Michalak gave the report. Adams and Nichols is coming up with a blue print to show the agencies what areas are going to be developed. They are still waiting on some clarification on which government agency has final say.

#### **UNFINISHED BUSINESS**

**Rules and Regulations Enforcement:** Heidi Christensen spoke about forming a new committee called Rules and Regulations Committee. Prospective members are Nancy Roknich, Sheri Diblasi and Heidi Christensen. She talked about different ideas about the parking and the need for renters to have a parking pass. There was a long conversation about the different scenarios that could happen. She talked about the rules on dogs. One unit owner is in violation of multiple rules and a violation letter has been sent. Kayak rules were looked at and several suggestions were made.

**Kayak Storage:** This topic was already discussed.

#### **NEW BUSINESS**

**2020 Retainer for Law Firm: Motion made by Dave Henderson and seconded by Bill Kissner to retain the law firm of Becker and Poliakoff ant to pay the \$200.00 retainer fee. Motion passed unanimously.**

**Board of Directors Composition and Officers:** Dave Henderson introduced David Frustaci to tell the unit owners in attendance a little about his background. **Motion made by Dave Henderson and seconded by Frank Saracino for the board to appoint David Frustaci to the Board of Directors of Pelican Landing for the term of two years. Motion passed unanimously.**

**Motion made by Dave Henderson and seconded by Frank Saracino for the board to appoint David Frustaci to be the Assistant Treasurer. Motion passed unanimously.**

**NEXT MEETING:** Thursday, January 16, 2020 9:00 AM

**ADJOURNMENT:** There being no further business to come before the Association, **MOTION was made by Bill Kissner and duly seconded by Dave Henderson that the meeting be adjourned. The Motion passed unanimously.**

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; \_\_\_\_\_