

**PELICAN LANDING CONDOMINIUM ASSOCIATION  
of CHARLOTTE COUNTY, INC.**

(A not-for-profit corporation)

**BOARD OF DIRECTORS MEETING**

**Thursday, January 21, 2021 at 9:00 AM**

**Due to Covid-19, Meeting Held by Zoom and Conference Call  
With Member Access**

**Call to Order:** Richard Decker, President called meeting to order at 9:03 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, Dave Henderson, Secretary, David Frustaci, Treasurer, Heidi Kristensen, Director and Paul Chase, Director, all on the teleconference or conference call. Also present, Ed Olson from Sunstate Management was on the teleconference.

**APPROVAL OF THE BUDGET MEETING MINUTES: MOTION made by Dave Henderson and seconded by Heidi Kristensen to approve the minutes of the December 3, 2020 Budget Meeting. Motion passed unanimously.**

**APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES: MOTION made by Dave Henderson and seconded by Heidi Kristensen to approve the minutes of the December 3, 2020 Board Meeting. Motion passed unanimously.**

**Treasurers Report**

Since the last Treasurer's report of December 3, 2020, the following actions by the Treasurer of major importance were as follows:

- Continued to monitor the Elevator Modernization project. The holdback of \$13,990 has not been paid as of this date as there continues to be open items and inspections to be satisfied.
- Received proceeds of the Elevator loan prior to year-end as planned. Requested a re-amortization of the loan balance using the \$279,800 financed. Bank failed to process the request on a timely fashion but we are working on correcting the problem and will have it resolved in time for our February payment.
- Responded to a number of owners who had not received their coupon book by early January. I believe this was mostly owners who were having their mail forwarded.

**MOTION:** After discussion regarding delays in USPS deliveries during December, a motion was made by Dave Henderson and seconded by Heidi Kristensen for the Board to approve waiving the normally applied late-fees and interest for all past-due payments received by February 15, 2021. Motion passed unanimously.

## Committee Reports

- **Social Committee** – Report was given by Joan Martin. All of the activities have been posted on the bulletin boards, and there are not many. We are doing yoga in the clubhouse when it is cold and outside when it is not. CDC guidelines are being followed. Pickle Ball is back up and running. Tennis is also ongoing. Mahjong is occurring outside. The golf scramble is also taking place, but without the dinners following the scramble. Information will be coming out soon regarding a Zoom social gathering. This is an exciting new option for gathering the residents together while complying with CDC guidelines.
- **Landscape Committee** – Report was provided by Richard Decker. Talked to Hudson regarding the weeds in the beds and placing St Augustine grass plugs in the Gulf-side lawn. Requested a schedule for the mulch renourishing project. The hedge to the south of the pool is in need of trimming. The adjoining property owner has granted permission for this cut-back. Will discuss this with Bill Kissner to see if he may be able to help. We are considering paver installation between the north edge of B Building and the northern sunset patio area and the addition of another large rectangular picnic table with handicap access similar to the one we currently have on the sunset deck. These additions would provide a shady area near the beach for a good part of the day. We currently have one bid of \$3,000 for the paver installation, and are seeking an additional proposal. Hudson has redirected sprinkler heads to reduce the amount of water going onto the tennis courts. Trimming and mowing are doing well.
- **Building Committee** – Report was delivered by Eric Michalak. We have a running maintenance list that helps us keep track of small items that need addressing. Rob has been sick but has returned and is currently on lighter than normal duty. Wood protectant on the ramp heading to the beach needs to be applied. Both Gulf-side patios need to be pressure washed and sealed. There are orders in for a few storm doors, and we need to complete the project to replace exit-light signage on our buildings. Lubricating the hinges on the storm doors is another priority. Walkway repairs were made by Artistic Concrete as requested. There are three thresholds in front of the elevators that need to be addressed once an engineer determines what needs to be done. Artistic Concrete also had some other issues and will come back out to identify areas of concern. Pool resurfacing will begin in the middle of July and should take about two weeks to complete. The neighbors to the North on the Gulf side of our property, The Waves, have lowered the grade between their building and their seawall near the edge of our sunset patio retaining wall. This could cause some undermining of our retaining wall and might involve an encroachment onto our property. Ed Olson will contact The Waves and discuss the property lines and depth of the grade. Waterproofing Contractors' proposals for B Building will be revisited once budgeting issues are addressed.
- **Boat and Dock Committee** – Report was provided by Eric Michalak. There needs to be a workshop regarding the Pinnacle Building Corp (construction) and ECS (environmental permitting) proposals. Ed will send the ECS proposal to all Board members as soon as possible to ensure that they have everything they need to prepare for this workshop. Board members felt it would be advantageous to have both Russ from Pinnacle and Jason Adams from ECS in the meeting to ensure that all parties can deal with all of the issues and hopefully leave the meeting "on the same page." Three bids will be needed for the construction portion of the project, and an RFP would be beneficial in getting these bids so that all contractors' proposals are based on the same specifications. Ed was asked to speak with the association's attorney regarding how much latitude we have in expanding the length of the bay-side seawall in order to protect our property from further subsidence and erosion, given how close the shoreline is to E Building. A letter from the Florida DEP was received regarding mangrove trimming. The

attorney representing the contractor who did the work and Pelican Landing will be asking that the matter be dismissed.

- **Rules and Regulations Committee** – In lieu of a report, a motion was passed and additional discussion took place in follow-up to discussions that took place in the January 19, 2021 Board of Directors Workshop. **Motion by Dave Henderson and seconded by Heidi Kristensen that the Board approve the (January 20, 2021) emailed recommendations from the Rules and Regulations Committee.** Discussion ensued regarding the rules as updated. This discussion covered parking, golf carts, etc. **Motion passed unanimously.**

#### **Unfinished Business**

- **Parking Spaces**  
**MOTION: Motion made by Richard Decker and seconded by Heidi Kristensen to approve a courtesy parking space for F106.** A discussion ensued regarding the courtesy space. **Motion passed unanimously.**
- **Solar Panels** – There was discussion regarding whether or not there was some option for contracting with FPL. This is something that could have some cost benefit and positively impact the Association. Heidi Kristensen advised that she would begin the discussion with FPL but may not be able to complete the investigation.
- **Insurance** – David Frustaci spoke with Dave McMann from Atlas Insurance Agency about the option of getting a November policy renewal date rather than the current April date. This would make budgeting much easier.
- **Elevator Telephone Monitoring** – David Frustaci reported that telephone monitoring for the elevators is increasing in cost and that bids will be forthcoming in an attempt to reduce costs for this service.

**Next meetings:** – Board Workshop 2-16-2021 Board of Directors Meeting 2-18-2021 9:00 AM

#### **Adjournment**

There being no further business to come before the Board, **Motion was made by David Frustaci and seconded by Heidi Kristensen that the meeting be adjourned. Motion passed unanimously.** The meeting adjourned at 10:19 AM

Submitted by:

Ed Olson, LCAM

For the Board of Directors at Pelican Landing Condominium Association of Charlotte County, Inc.

The Secretary; \_\_\_\_\_