

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

(A not-for-profit corporation)

**BOARD OF DIRECTORS MEETING**

**Thursday, June 17, 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 9:04 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, 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.

**Motion: Motion was made by David Frustaci and seconded by Heidi Kristensen to amend the agenda to include approving last month's minutes. Motion passed unanimously.**

**APPROVAL OF THE PREVIOUS BOARD MEETING MINUTES: MOTION made by David Frustaci and seconded by Heidi Kristensen to approve the minutes of the May 20, 2021, Board Meeting. Motion passed unanimously.**

**Treasurers Report**

David Frustaci gave the report; Since the last Treasurer's report of May 20, 2021, the following actions by the Treasurer of major importance were as follows:

- Attended special meeting of owners to determine direction of the Deck, Dock, and Seawall project. Project presented to owners passed by a vote of 49 for 10 against.
- Bill Kissner and I interviewed 2 candidates for the handyman job. Both were well qualified but we chose John Del Mastro we felt he was a better long-term fit. Bill Kissner has been extremely satisfied with John Del Mastro to this point saying he has "exceeded all expectations". Bill Kissner will add jobs to John's list that were previously targeted for subcontractors saving us significant money on these projects. Eric Michalak will make sure the Project List is continuously updated and prioritized.
- Contacted Chris Goolsby at PCS insurance regarding upcoming Flood Insurance policy renewals requesting quotes and requesting all policies have the same renewal dates if possible.
- Have had numerous discussions with Eric Michalak and Bill Kissner regarding upcoming Building projects and projected costs. So far, all appear doable in the current year.

**Motion: A motion was made by David Frustaci and seconded by Heidi Kristensen asking the board to approve the transfer of \$26,118 from the operating fund balance shown in the compiled 2020**

**Financial Statements prepared by Linh Chau to the Building Reserve. The actual amount will be rounded up by \$1 to zero out the balance shown in the current books. Motion passed unanimously.**

### **Committee Reports**

- **Social Committee** – Ellen Decker reported. The community is going to get together for 4<sup>th</sup> of July Fireworks.
- **Landscape Committee** – Report was provided by Richard Decker. The sunset area next to B building on the north side is being worked on. The committee would like to put in 13 buttonwoods along the side of the building. The committee would need help watering these trees from residents. Discussion was had about plants being able to live in that area, as this has been a problem in the past.
- **Building Committee** – Eric Michalak gave the report. They worked on a maintenance list for John Del Mastro this month. Pool renovation is coming up next month. Heavy pressure washing will be done at the end of all the paver decks, as well as under the buildings. There are nine lights currently out that will be repaired. He spoke to Massey and let him know about the dropping that have been found. The Association is waiting to hear if the large traps are still in the contract. Water testing was done on those places that have had chronic issues with leaks. The report should be back within the next 4-6 weeks. The carpeting will be redone in front of the elevators. A unit owner is asking for reimbursement for work done on their unit – the Association is trying to get a breakdown of the charges, because it is believed that some of the work done was not Association responsibility. Discussion was had regarding getting gutter cleaning on the annual list of maintenance.
- **Deck, Dock and Seawall Committee** – David Frustaci said that he has had some requests for the fish cleaning portion of the dock to be reopened for owner to clean their fish. Eric mentioned that there would need to be some work done to that portion in order to open it up safely. **MOTION made by David Frustaci and seconded by Frank Saracino to open up the fish cleaning portion of the dock as long as it is safe to do so. Motion passed unanimously.** The DEP wanted the Association to provide them with current pictures of the mangrove size and shape to see if there was a degradation from the trimming. Bill Kissner had his photographer do an arial shot of the area with a drone. The attorneys are going to ask that the charge of a violation be dropped completely due to them not moving forward with this case. Eric Michalak contacted Marc Ebling from Suncoast Environmental, and he has all the paperwork needed that says that the DEP allowed that Association to do the trimming. This information will be forwarded to Ed Olson at Sunstate. He sent out the plans to 5 doc contractors that were requesting the plans, only one company has responded and been on site to see the area. The Association needs to pick out the color and style of the decking.
- **Rules and Regulations Committee** – Heidi Kristensen had no report. The committee did not meet this month. Discussion was had regarding speaking with the attorney about changing the rental rules in the rules and regulations.

### **Unfinished Business**

- None.

### **New Business**

- Eric Michalak spoke of flag bunting and wanting to hang some on the railings of the Association. He would like to purchase some to display for the Association, that would be owned by the Association. Extensive discussion was had.

**Next meetings:** – July 15, 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 10:58 AM

Submitted by:

Ed Olson, LCAM

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

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