

**Minutes of the
Association of Pelican Point Condominium Association
Annual Members Meeting
Thursday, January 12, 2023, at 1:00 PM**

Pledge of Allegiance

Meeting Call to Order - Randy Malecha called the meeting to order at 1:02 pm at the Titusville Public Library. Approximately 74 units were represented in person and via proxy, Manager Lindsey Wilson and Jennifer Vo from Clover Key were also present.

Present Volunteers – Thank you to the resident volunteers for help with counting proxies and sign-ins. Unit C108 Jerri Thews, Unit B205 Nancy Bertocchi, and Unit A409 JoEllen Bakos.

Certification of Proxies & Establish Quorum of Members – Lindsey reported that 74 units were represented by attendance, and via proxy. 66 units were needed, so a Quorum of Members was met.

President’s Message – Randy thanked the board for their work together this last year. He thanked the people who volunteered this last year because the association couldn’t do it all without them.

Approve Minutes of Last Annual Meeting Minutes – Randy motioned to waive the reading of the minutes and approve the minutes of the Annual Meeting on January 27, 2022, as written and posted. Motion seconded, all members present approved, and the motion passed. The minutes were posted on the bulletin boards and have been on the website.

Financial Report – Lindsey reported that through the end of December 2022, there is \$277,000 in the Operating Account, and \$722,000 in the Reserve Accounts. The Association ended the year \$13,000 over budget. This was due to insurance costs being higher than expected, and inflation and increased cost in general. Overall, Pelican Point Association is in healthy standing and good shape.

Group Reports

- **Social:** Terri reported the schedule for the weekly clubhouse events as follows:
 - Mondays @ 8:30am: Donuts and Coffee
 - Monday Night 1st & 3rd of the Month @ 6:30pm: Horse Racing Game
 - Monday Night 2nd & 4th of the Month @ 6:30pm: Bingo
 - Tuesday Night @ 6:30pm: Men’s Cards
 - Wednesdays: Ladies Lunch – Meet to carpool at 11:20am. Signup sheet is posted on Mondays announcing the restaurant.
 - Thursdays @ 6:30pm: Cards
 - Fridays (2nd & 4th) Jan/Feb/March @ 5:30pm: Potluck Dinner – bring a dish, visit, stay and play cards. Signup at the clubhouse
 - Saturday 1st & 3rd of the Month: Pancake Breakfast at the clubhouse from 8:00 AM to 10:00 AM.
 - \$5.00 3 Pancakes, 2 sausages, and coffee

Terri announced social money purchased calendar for the clubhouse, a grill for cookouts, a small freezer for ice cream social, and a storage cabinet for supplies. There will also be a spaghetti dinner at the clubhouse. This is currently \$1,021.00 in the social fund.

Open Forum

- **Randy Request to keep keys:** Jean Turton Unit B108 motioned for Randy to keep keys to assist with maintenance or emergency situations at the association, not to include the office key. Elmore Lumis

Unit A307 seconded the motion. Majority of show of hands voted in favor and 1 voted opposed. The majority ruled and the motion carried.

Board Presentation 2023-2024 – Lindsey announced the new board members as: Dona Bilangi, Kathleen Mocko, Deborah Roberts, Sherrie Swan, and Donna Viano.

Adjournment: With no further questions or business from the audience, the meeting adjourned at 1:36 pm

ORGANIZATIONAL MEETING

The meeting was called to order at 1:44 pm. Officer positions were discussed and established as follows:

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| President | Kathleen Mocko, Unit C206 |
| Vice President | Sherrie Swan, B405 |
| Treasurer | Dona Bilangi, Unit C210 |
| Secretary | Deborah Roberts, Unit B307 |
| Director At Large | Donna Viano, Unit C303 |

Management will forward a list of Board Certification classes for new board member to take. The board and management discussed Pelican Point operations and Board duties.

Adjournment – There being no further business to discuss, the meeting adjourned at 2:00pm.

Respectfully Submitted,
Lindsey Wilson, Manager
CAM 57168
Clover Key Inc.