

**Minutes of the
Association of Pelican Point Condominium Association
Annual Members Meeting
THURSDAY, January 27, 2022**

Pledge of Allegiance

Meeting Call to Order

Randy Malecha called the meeting to order at 1:00 pm at the Titusville Public Library. Approximately 34 units were represented in person, Manager Michelle Davis was also present.

Present Volunteers from Audience to Count Votes

The residents who volunteered to count the ballots were thanked: Peggy Pizzuti #A107, Jerri Thews #C108, Corinne States-Broecker #C405, and Jo Poling #C305. At this time, all ballots have been received and the group began opening, separating, and counting the secret ballots.

President's Message

Randy thanked the board for their work together this last year and manager Michelle for her help. He thanked the people who volunteered this last year because we couldn't do it without them.

Approve Minutes of Last Annual Meeting Minutes

Jeanette Cullen read the minutes from the 2021 Annual Meeting. Randy motioned to approve the minutes of the Annual Meeting on January 14, 2021, as written and posted. John Wright seconded. All owners approved. Motion passed. The minutes were posted on the bulletin boards and have been on the website.

Financial Report

Michelle reported that through the end of December 2021, there is \$290,667 in the Operating Account, and \$701,677 in the Reserve Accounts. The Association ended the year \$11,020 over budget. That was due to insurance costs being higher than expected, pool repairs, and the new security cameras. Overall, Pelican Point Association is in healthy standing and good shape.

Group Reports

- **Landscape & Maintenance Work:** Randy recounted various maintenance items to take place. Palm tree trimming is going up in price but is done annually. The walkway painting was postponed but will hopefully take place this year. Parking lot re-coating is not yet scheduled but on the list. Various residents have requested the board look into revamping the tennis court and adding pickleball. Randy will pressure wash the court to get a good idea of the condition, but it is not in a good condition to currently play on. Michelle has received a few quotes and one quote to only repair the court was \$10,000 but it was advised it would probably only last a year before cracking starts again. Full replacement quotes came in at \$60,000 and \$108,000 and we are waiting on a 3rd bid. A full replacement will have the court lasting 15-20 years. Audience members were vocal about their desires and one stated that Pickleball is the fastest-growing sport for those 55+ in age. The board

needs to decide whether to “band aid” the court, or do the full replacement, using reserves we have been funding to use.

Gate operator on outgoing gate was replaced because parts kept going bad. A new pool cover was purchased, the old cover lasted 4 years. The parking lot drain was backing up into “C”, so it was drained/pumped out and that cost was almost \$3,000. The washing machines are getting worn out, 11 front loaders are still going and 3 have been replaced with costs to come out of laundry reserves.

- **Social:** Terri reported the schedule for the weekly clubhouse events as follows:
 - Mondays @ 8:30am: Donuts and Coffee (\$2.50 donation requested)
 - Tuesdays @ 6:30pm: Poker night
 - Wednesdays: Ladies Lunch – Meet to carpool at 11:20am. Signup sheet is posted on Mondays announcing the restaurant.
 - Thursdays @ 6:30pm: Hand and Foot
 - Fridays (2nd & 4th) Jan/Feb/March @ 5:30pm: Potluck Dinner – bring a dish, visit, stay and play cards.

Signs are regularly posted by the elevators to announce events.

Certification of Proxies & Establish Quorum of Members

Michelle reported that 34 units were represented by attendance, and 50 attended by proxy, for a total of 84 units represented. 66 units were needed, so a Quorum of Members was met, and the Annual Meeting is qualified.

Results of Election Votes and Presentation of 2021 Board Members

Michelle announced the five candidates with the highest votes: Randy Malecha, Terri Knapp, David Bertocchi, John Wright, and Jeannette Cullen.

Open Forum

Donna Viano said the pool chairs are uncomfortable and too short and asked if some that are more accommodating to older people could be ordered. Randy mentioned they have looked into other chairs, but supplies are short and finding matching chairs has been a challenge. Also, the price for those more accommodating chairs is about \$500 each, whereas regular commercial chairs start around \$250.

Becky H complimented Randy and all he does around the complex regarding maintenance duties. He is out in the rain and helping in others’ units on weekends when emergencies arise.

Mr. Boone asked about the condition of the roof. Randy said they are inspected at least once a year to pressure wash and scrub the roofs. They are in good condition.

Jeanette mentioned one of her neighbors in “A” was having a roach problem and wanted to advise others that if you see something, please say something. Do not be embarrassed. An infestation can quickly get out of hand if it is not treated. Our exterminator will be called.

Randy reminded all to have someone watch over their unit when they are out of town.

A member mentioned the dog walking area is not along the river nor between buildings. Please remember to pick up after your pets. It was also requested to not throw items from your balconies.

Jeanette reported that many are abiding by the rules and smoking off the property. Recycling has also gotten better, and boxes are being broken down and items are no longer being crowded around.

Adjournment: With no further questions or business from the audience, the meeting adjourned at 1:40 pm

ORGANIZATIONAL MEETING:

The meeting was called to order at 1:49 pm. Officer Positions were discussed, and all agreed to the following: Randy Malecha – President, John Wright – Vice President, Terri Knapp – Treasurer, Jeanette Cullen – Secretary, David Bertocchi – Director at Large.

The Board discussed that a new tennis/pickleball court would add value to the property. Randy made a motion to continue getting bids to completely resurface the tennis courts. Terri seconded, and all were in favor.

The 3 new washing machines cost \$3,000 and the gate came in at a cost of \$4,500. Jeanette made motion to move \$7,500 from reserves to operating, \$3,000 from laundry reserves and \$4,500 from misc. components for the gate. Terri Knapp seconded, and all were in favor.

Some owners asked for the details of how many votes each candidate received. Michelle was asked

Management will forward a list of Board Certification classes for new board member to take. New member asked about receiving a printed copy of the Florida Statute 718. The state now gives the link so people can print their own, and that link is on the www.RecDif.com website. Manager was also asked to forward a copy of the financials.

Randy asked Michelle to contact C&J Painting for a cost to paint the walkway floors in July.

Adjournment

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

Respectfully Submitted,

Michelle Davis

Michelle Davis, CMCA, AMS, LCAM #17226

Community Association Manager, Reconcilable Differences, Inc.