

**Minutes of the Board Meeting of
The Association of PELICAN POINT, Inc.
held THURSDAY, APRIL 14, 2022
in the Clubhouse**

Board Meeting Called to Order: Randy Malecha, Board President, called the meeting to order at 11:00 am. More than twenty-one owners were in attendance.

Establish Quorum of Directors: Board Members present were President Randy Malecha, Secretary Jeanette Cullen, and Treasurer Terri Knapp. Director John Wright could not attend. Manager Michelle Davis from Reconcilable Differences was also present.

Approve Minutes of the October 28, 2021 Meeting: Jeanette made the motion to approve these minutes, as posted and on the website. Terri seconded, all in favor, motion passed.

Financial Report: Manager Michelle Davis reported \$249,416 in operating, and \$731,841 in the various reserve accounts. One homeowner is 4 months behind on fees. Year to date, the association is over budget, but once the reserve movement below is approved, the association is right on track.

Collection Action: After discussion, Randy motioned to send the overdue account to the attorney for collection action if not paid in full before the end of this month. Terri seconded, all in favor.

Group Reports

- **Building & Grounds:** Randy said all three roofs have been inspected and pressure cleaned. Photos were taken, and this will continue at least semi-annually, in order to maintain our roof warranties. He is planning to repaint the walkways this summer. With hurricane season coming up, remember to leave a towel at all windowsills to ensure water doesn't intrude in high winds. If a hurricane is expected, volunteers will be needed, so please let Randy know if you can help. The A/C drains and vents were just inspected and cleaned out, to help ensure water doesn't back up into units, but of course we cannot guarantee no flooding will occur, so it is vital that non-resident owners have someone to inspect their home and check for problems on a regular basis. These vents are inspected every 4 to 6 weeks in the summer.
- **Social:** Terri announced that the Feb 23 Spaghetti Dinner made \$401, the pool party and raffle made \$120, and the March & April pancake breakfasts made \$85 and \$105 respectively. This Saturday will be the last pancake breakfast of the season, \$5 at the door. Easter Sunday dinner will be served in the clubhouse at 2pm. Please sign up and bring a dish to share. The last ladies' lunch of this season will be April 27th. Pickleball seems to be a huge hit! Wind nets costing \$600 were paid for by the Bertocchis in B205, Corinne & Kevin States-Broecker in C405, the

Vaillancourts in C308, the Polings in C305, the Warnicks in B310, Jackie in C307, Dona Bilangi in C210, and tenant Wendy Straub in C109. Thank you for all who have helped!

New Business:

- **Resignation and Appointment of New Board Member:** Randy announced that Dave Bertocchi has resigned for personal reasons. Linda Lumis was asked if she might be interested. She said yes, and immediately took her 2-hour board certification class. Terri motioned to appoint Linda Lumis, A307, to the board until the 2023 Annual Meeting. Randy seconded. Vote: Two yeses, and one no from Jeanette, but motion passed.
- **Motion to use Laundry Reserve Funds for 5 laundry machines:** Terri made the motion to use Laundry Reserves to cover four new washing machines and parts for a dryer, totaling \$5,916. Jeanette seconded, all in favor.
- **Motion to use Pool Reserve Funds for Pool Heater & Equipment”:** Jeanette made the motion to use Pool Reserves to cover one new pool heater and needed equipment for the other heater, totaling \$6,800. Terri seconded, all in favor.
- **Motion to use Deferred Maint Reserve Funds for Golf Cart:** Randy said the old cart finally stopped working and part of the problem was batteries, which would now cost over \$1,100, so a used but nice cart was purchased for a cost of \$5,830 from a local vendor. Terri made the motion to use Deferred Maint Reserves to cover the cost of the new golf cart. Jeanette seconded, all in favor.
- **Motion to use Deferred Maint Reserve Funds for Front Gate Electronics:** Randy said the outgoing gate electronics stopped working. Automatic Access replaced the parts, at a cost of \$2,157. Terri made the motion to use Deferred Maint Reserves to cover the cost. Jeanette seconded, all in favor.
- **Motion to use Deferred Maint Reserve Funds for Tennis Court Replacement:** The repair cost of about \$14K, after investigation and more questions, would not have stopped further cracking and would have only lasted a year or less. We obtained 3 bids to do the full replacement of removing the old surface and concrete, re-pouring new concrete and applying the court surface, striping for tennis and two pickleball courts. The shuffleboard lines will not be repainted. The costs received were \$106K, \$95,979 and \$50,851. Ace Surfaces was the low bidder, the company was referred by other vendors, and we do not believe the higher cost bid would have given any more quality. Terri made the motion to use Deferred Maint Reserves to cover the cost of this replacement, at \$50,851. Jeanette seconded, all in favor.
- **Motion to add Pickleball lines to the tennis court area:** Jeanette made the motion to add pickleball lines at the tennis court, to make it a multi-use court. Terri seconded. No concerns came from the audience, all in favor, motion passed.

- **Motion to use ProGreen Services to trim Palm Trees in May:** Randy noted that our 2022 budget estimated a cost of \$30 per palm, but management is finding costs as high as \$55 per palm, so we obtained 4 bids for trimming the 97 palms on the property. ProGreen is a large company out of Orlando, who should be able to handle this without equipment failure like last year and say they will have the work done in 2 days. Their cost is \$35 per tree, for a total \$3400 for the work. Terri made the motion to use ProGreen with a cost slightly higher than the budget for the year. Jeanette seconded, all in favor.
- **Motion to use Deferred Maint Reserves to cover “C” building water main leak repair:** Randy said the city called us to say the “C” building had usage 4 times higher than normal. Their employees checked and said it was not in their equipment. Between Randy and Missy, they dug in many areas and finally found a water main under the sidewalk that was broken. Four local plumbers all said they were two weeks out on availability, so Michelle begged a favor from All Brevard Plumbing, who came in one day. Residents were appreciative of help and water from neighbors in the A & B buildings. We are hoping the city will credit back the sewer charges on all the water wasted. We have applied in writing. Jeanette made the motion to use \$2,145 from Deferred Maint Reserves. Terri seconded, all in favor, motion passed.
- **Vehicles not in Compliance:** Randy noted that one vehicle has expired tags since Aug 2021. It was noted that if the tags are not brought current by the end of this month, the car will be towed.
- **Car Cover Rule:** A couple residents questioned the unwritten rule about car covers. While it is not in writing in the rules, yet, the city has stated that license plates must be able to be seen, covers come off in high winds, and it is then up to residents to try and put these covers back on. This was just noted as a reminder that car covers are not allowed in the parking lot at Pelican Point.
- **Electric Vehicle Charging:** A resident asked about this, before she purchases one. Pelican Point is not set up to allow owners to install their own charging stations, since there are no garages or personal parking spaces. Costs to install are over \$3K per station, so at least for now, electric vehicle charging is not in the cards for Pelican Point.
- **Laundry Machine Use Reminder:** Because a resident asked us to remind everyone, you need to move your washed items out of washers very soon after the cycle ends. The 2 washers and 2 dryers per floor are for the benefit of 11 homes, so please think of your neighbors. Also noted was that some residents are trying to get grease out of their clothing in the washing machines, and it then gets grease on other people’s clothes who use the machine next. Please remove grease stains before putting your clothes in the public washers. We have 10 front loading machines left, and reprogramming them is the biggest issue. Please let us know if a machine is malfunctioning.

- **Wildlife Feeding:** Randy noted that he is finding bread and apples on the property which people are feeding to squirrels and birds. It is unlawful to feed wildlife and we ask that no one feed wildlife here.
- **Open Discussion:** Peggy said she isn't on Facebook, and didn't see any notices posted, so didn't know a board position was available. She asked what the law says about appointments. Michelle stated that the Florida Statutes allow the board members to appoint whomever they choose. It does not have to be someone who ran for the board previously.

Pool lounge chairs were discussed. Some samples that were brought to the board's attention were not of high enough quality. Other options and bids were obtained, so we will re-address these soon.

Adjournment: There being no further business, Terri motioned to adjourn the meeting at 11:28 am. Jeanette seconded, all in favor.

Respectfully submitted,

Michelle Davis

Michelle Davis CAM manager
Reconcilable Differences, Inc.