

**Minutes of the Board Meeting of
The Association of PELICAN POINT, Inc.
held THURSDAY, OCTOBER 20, 2022**

Board Meeting Called to Order: Randy Malecha, Board President, called the meeting to order at 11:00 am in the clubhouse. Over 30 owners were in attendance, some by Zoom. Allegiance was pledged.

Establish Quorum of Directors: Board Members present were President Randy Malecha, Vice President John Wright, Secretary Jeanette Cullen, and Director Linda Lumis. Treasurer Terri Knapp attended by Zoom due to Covid. Manager Michelle Davis from Reconcilable Differences was also present, as well as new management Clover Key, Jennifer Vo and Lindsey Wilson.

Approve Minutes of the September 19, 2022 Meeting: John 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 that as of September 30, 2022, the association has \$263,645 in operating, and \$726,451 in the various reserve accounts. There are a few late payers. They have been sent their final reminder from RDI, and if they haven't paid by the end of the month, they will be sent to the attorney for collection action. The association is over budget by \$12,824. Water/sewer and insurance costs continue to be much higher than we estimated for this year.

Group Reports

- **Building & Grounds:** Randy said the tennis court / pickleball court is completed and new rolling nets have been purchased for the 2 pickleball courts.
- Randy made a motion to use reserves to cover the cost of two new washing machines and parts to repair others, a total of \$2500. John seconded, all in favor to use Laundry Reserve funds. Randy said there are now only seven front load washing machines left on property. Randy is having a hard time finding parts for these front loaders, so they will be replaced with top loaders when needed.
- Randy also made a motion to use \$5K of Miscellaneous Building Component Reserves to cover the cost of a new fire alarm panel in "C" building. It had to be replaced after a power surge in the hurricane. John seconded, all in favor.
- Damage from Hurricane Ian will be discussed later.

- **Social:** Terri said Coffee and Donuts will begin again on Monday, November 7th at 8:30am. She and Ed will set up each week of November, but we will need more volunteers beginning with December. Sign up sheet is in the clubhouse. Diane will start the Ladies' Lunches up again on Wednesday, November 9th. Meet at the clubhouse at 11:20 for rides. Sign up sheet is also in the clubhouse

New Business:

Discussion and Board Approval of 2023 Budget: The audience was asked if they had any questions. A resident asked why we don't just buy new washing machines

when the warranties are up. Randy said if we can repair them, that makes the most financial sense. Once they cannot be repaired, then we will purchase new ones, which are currently \$1100 each. People asked about the income and expense lines for laundry. The CPA said all laundry income is taxed, so we expense water, sewer, cleaning and material costs to offset the income. A few more questions were voiced – costs for pool furniture, etc – and were answered.

Michelle asked if any more ballots needed to be turned in for a CPA audit versus Review. We needed 16 more to have a review instead of an audit. If we receive the required number of ballots returned by end of day, the budget will stay the same. If we do not receive enough ballots, the extra \$1200 for an audit will be added, which would lower the budget elsewhere, but the monthly fee will not go up.

After ensuring no one had any more questions, John made the motion to approve the 2023 budget, with a \$70 per unit per month increase, to \$390 per month. Linda seconded, whole board in favor.

Introduction of New Management, Clover Key: Jennifer Vo and Lindsey Wilson from Clover Key Management were present. They will be taking over November 1, 2022. They also use the Appfolio software, but we must cancel all automatic payments and owners will receive an email from Clover Key to set themselves up through their new account. Some came today ready to make the change, so this was done after the meeting. Lindsey confirmed that any coupon book payments can still be sent through the end of the year to the same bank, but for next year, if you can sign up for auto payments, that would be preferred. If anyone still wants to use coupon books, with the fee associated with doing so, contact Clover Key to order you one.

Hurricane Damage Update: Hurricane Ian hit Florida on Sept 29th as a Category 5 in Ft. Meyers Beach. Even though we were on the other coast, we did have damage. The seawall took a beating from the waves and wind, and part of the seawall pulled out and the concrete cap was broken by the wave crashes and almost 30 inches of rain. The original contractor came out right after the storm, when we called him. He had never seen his work fail like that before, so he called out his engineer and they are getting a plan and cost together for repair. This was hurricane damage, so no warranty can be honored. The engineer who will be doing the structural inspection of the buildings was asked to look over the drawings and scope of work once we receive it, to ensure two engineers are in agreement on the best plan moving forward. If the cost is higher than reserves can cover, the condo insurance policy all should have will cover at least \$1000 of the special assessment for a hurricane repair. Randy noted that having hurricane shutters is the best option for keeping water out in storms. He recommends that everyone get them, and new windows as well, if they are the originals. The structural engineer will be inspecting all sliders and windows as well as concrete issues, and the board is looking into requiring them on each unit, because those who do not upgrade cause damage to their neighbors below. It was confirmed that the Association will cover the cost of drywall and installation, but removal, cleanup, texture, and paint are the owners' responsibility.

Set Annual Meeting Date: The board agreed to the 2nd Thursday, January 12, 2023, at 1pm, for the 2023 Members' Meeting. Clover Key will contact the Titusville Library to set up that date and time for the meeting room at the library. They will also send out the first notice of this meeting, requesting volunteers to run for the board.

Owner Questions: A resident asked if they can walk behind the “B” buildings. Right now, with the seawall failure and anchors lifting under the sod, we ask that you stay away from the whole area that has been taped off. Mowers will mow when not wet, but we ask that people not walk between the yellow taped areas.

John reiterated for those who questioned, the state of Florida put into law that any condo more than 3 stories high must have a structural inspection if over 20 years old, and then every 10 years after that. This was put into place after the condo in Surfside, FL fell due to being improperly maintained.

Michelle was thanked for all her years of service and wished well in her retirement.

Adjournment: There being no further business, John motioned to adjourn the meeting at 11:55 am. Linda seconded, all in favor.

Respectfully submitted,

Michelle Davis

Michelle Davis CAM manager #17226
Reconcilable Differences, Inc.