

**Minutes of the
ASSOCIATION of PELICAN POINT Condominium Association
Board Meeting
WEDNESDAY, APRIL 5, 2017**

Call to Order: The meeting began at 3 pm in the clubhouse.

Establish Quorum: Board president Randy Malecha, Secretary Terri Knapp, Treasurer Kathy Mocko and Director Jeanette Cullen were in attendance. VP Glen Farnum did not attend. Michelle Davis, CAM manager with Reconcilable Differences attended, as well as over 30 residents.

Presentation: Asphalt Restoration Technology Systems: Harshin Agravat attended to explain the difference between pavement sealcoating and conditioning (PDC). Two board members went to Daytona to see how work they did 2 years ago held up. The product has a 3 year warranty not to peel, crack or delaminate. It is an oil based product, and as it cures, it penetrates the asphalt. It will look gray at about 3 years, and then at 5 to 6 years, you will see straight vertical lines. That will show it's time to apply the conditioner again. Seven to 10 years later, it will be re-applied again. It costs about 15% more initially, but after 15 years, it will be less expensive, because you need to apply it less often than sealcoating. Harshin said ¼ inch wide or larger cracks will be filled, but reflective cracking is not covered. The bid we received is \$18,995. This includes new striping, but not wheel stop painting or stenciling.

Harshin said you shouldn't walk on the product in bare feet for 7 days or let pets walk on it for 7 days, but you can drive on it the next day. A "streaky" look will show for about 45 days. Randy said we will not be moving trailers. The company has been in business since 1993, and the product has been around since the 1950's for runway use and military use. Venice Golf & Country Club has used their product for over 20 years, so people can google that to see articles written on the product.

He sees no impact on the river. The application is done by a computer sprayer, so there is little overspray.

Randy said we are looking at Monday, August 7th and Harshin said that could work if a signed contract is received in the next month. He said literature on what to expect will be mailed out once a date is set.

Approve Minutes of Last Board Meeting: Kathy motioned to approve the minutes of the February 16, 2017 meeting as written. Jeanette seconded, all in favor. These minutes will be posted on the website and bulletin board.

Financial Report: Michelle stated that through March 31, 2017, the Association has \$272,845 in the operating account. The reserve accounts have a total of \$420,747. We have four units that have still not paid their special assessment, along with 1 estate and 1 lawsuit, so accounts receivable are at \$44,551. Kathy motioned to send final certified letters out with late fees and interest, and then send the accounts to collections if they still do not pay before April 18th. It was noted that a collection company can file a lien and will also affect their credit. Three units paid late but refused to pay the late fee. The board wanted those fees paid, so reminders will be mailed to them. Jeanette seconded, all in favor. An owner asked for the unit numbers of those who have not paid: A410, A305, A304, B301, B302 and B403 are the late payers.

Year to date, the association is under budget by \$80,347, because we received another insurance payment. A total of \$232,343 was received from insurance. Once all payments are received and all expenses accounted for, any excess will go back to reserves, and roof reserves will be reimbursed. Randy noted that we just spent an additional \$1,900 to have "B" & "C" roofs reinforced at the ends near the scuppers, by the same roof company that installed "A".

Group Reports:

Maintenance: Randy reiterated that the "conditioning treatment" will be completed this summer; we are looking at Monday, August 7th for the start date.

As a reminder, if you leave your vehicle, you must have someone willing to move it for this work, or the car will have to be towed at the owner's expense. Trailers won't be moved, and if B302's vehicle is still not removed by then, it will be towed.

Regarding oversized vehicles: Campers and RV's cannot stay. Loading is ok, but they cannot be stored onsite. Any trailer would need written pre-approval to store for any length of time, and there are no more storage spaces, so a list is starting. There are already three on the waiting list. Randy will be gone most of June and most of July.

Social Group: Terry Knapp stated that Kathy designed a survey and asked owners to rate this year's events and asked for ideas for next fall. Bingo, potlucks, movie nights, cards, Christmas eve, New Year's Eve; those will continue, but if there are more ideas, let us know. Kathy said the survey results so far have said that shuffleboard, water aerobics, and corn hole would be appreciated. She asked that if anyone is willing to chair these types of activities or other crafts, let the group know.

No one had been willing to chair Easter dinner, so Terry offered to chair it today. Easter dinner details will come out soon for April 16th. Thank you, Terry!

The Pelican at the clubhouse entrance: There have been many compliments. A new LED light was just added, and they have made the parking space right next to the statue a handicapped parking space so no one can park up against the pavers and block it. The chairperson would like to put a plant or two in, but that can be discussed next year. She asked if the fire stand pipes on the wall of the building just behind the pelican can be painted blue instead of the current red. Since those were a part of the old fire pump, Randy said he would have that done.

Old Business: None

New Business:

Tree Trimming: Randy stated that we have already scheduled this for July 17th. We will post advance notice so people know to move their cars away from the trees.

Drones: Some have used them in fun, but they can be invasive. There are safety issues; they could drop with no notice and damage property or people. Some people said drones have to be registered with the FAA and have insurance, etc, but others have said if they are flying under 400 feet, FAA won't deal with them. While there are privacy issues, some associations use them to inspect the property, and some companies are looking into delivering packages by drone, so this issue was tabled while we obtain more information and look into possible rules.

Gazette: will be delivered to those on site this week, and will be emailed to all owners we have info on. We will mail copies to those without email who are not on site.

Owner Input: A resident said some owners' contractors are not cleaning up after themselves properly. New owners Don & Eileen Sheppard and Jo & Lowell Poling were introduced.

Set Next Meeting: Unless there is a need for a meeting beforehand, we will set a budget meeting for the fall, near the end of September, and will post the proper notice.

Adjournment: There being no further business to transact, Kathy motioned to adjourn at 3:43 pm. Terry Knapp seconded. All in favor.

Respectfully Submitted,

Michelle Davis

Michelle Davis, CMCA, AMS, LCAM #17226
Community Association Manager
Reconcilable Differences, Inc.