

**MINUTES OF THE BOARD MEETING OF
THE ASSOCIATION OF PELICAN POINT, INC
held
THURSDAY, October 29, 2015**

Pledge of Allegiance: The pledge was recited by all present at the meeting held in the clubhouse at 2465 S. Washington Avenue, Titusville.

Establish Quorum of Board Members: President Randy Malecha, VP Glen Farnum, Secretary Debbie Stanley and Director Jeanette Cullen were present. Treasurer Kathy Mocko attended by speakerphone. Michelle Davis and Lynn Hiott represented Reconcilable Differences and 17 owners were present.

Call to Order: Randy Malecha called the meeting to order at 1:01 pm.

Approval of Minutes: Debbie read the minutes from the September 4th Board Meeting and asked for some minor corrections to be made. Jeanette made a motion to approve the minutes from September 4th, 2015 with the corrections, Debbie seconded, and all were in favor.

Financial Report/Collection Update: Michelle stated that through September 30, 2015, the Association has \$66,700 in the operating account, with about \$7,800 of that being prepaid assessments. There is a total of \$401,124 in Reserves. The association is under budget by \$830. The total in receivables is \$15,366 due to one unit having legal fees accumulated regarding sliding glass door repairs.

Old Business: None

Group Reports:

- **Water Heaters:** Randy reported that many units have original water heaters, and they are very old. Contractors recommend replacing every 10 years. He reminded owners that it is their responsibility to replace these heaters and if they fail to change them then the owner can be held responsible for damages should their heater fail. Randy stated that a local plumber, Danny Spangler, at 321-543-4660, will inspect the heaters for approximately \$225 and will replace the water heaters for \$550. Randy reminded the owners to check their toilets for leaks as well.
- **Sign by Roadside:** Randy stated that in the past, the Social group has made enough money from their coffee and donut gatherings to help pay for the extras like the entrance sign. This year, however, they do not have enough in their "kitty" to help with the replacement of the fading entrance sign. He obtained a quote of \$500 to replace both sides of the sign. Debbie made a motion to approve the expenditure of \$500 from the operating account. Kathy seconded, and all were in favor.
- **Pool Cover:** Randy reminded owners that he is usually the person to cover the pool during the cooler months, but he is asking for volunteers for this season to assist him with covering the pool with the solar cover.

- **Social Group:** Randy said that coffee on Mondays has started again, however they are still in need of volunteers to host them. He said more volunteers are needed if things are going to continue. Kathy reported that scheduled social events are: December 9th-Christmas Crafts; January 9th-Welcome back pool party; February 9th-Brevard Zoo will be hosting an "Oyster Mat making class". Terri will be bringing potluck back in January, along with cards and Bingo. She reminded everyone to watch the posting for Social Group events and the signup sheets are always located in the clubhouse on the table.

New Business:

Discussion and Approval of 2015 Budget: The draft budget was mailed to all owners. Randy stated that a \$4.00 per unit per month increase is needed to fully fund reserves while covering basic operating costs. There were no questions or comments from the audience, so Debbie made the motion to accept the Budget for 2016 with the \$4 increase, making the new assessment \$250 per unit, per month. Glenn seconded. All in favor.

Other Business: Jeanette said the brochures we were giving out to new residents has confusing wording regarding parking, and she asked if it could be changed. She stated that it currently reads "only one vehicle per unit may be parked in front of the building". It should read "Only one vehicle per unit may be parked in resident spaces. All others should park in visitor spaces." Lynn stated that this could be changed and copies made for the new residents. Randy also reminded owners that a Fire Drill will occur after the annual meeting. Further instructions will be posted on the bulletin boards.

An owner requested that the Board approve allowing owners to vote at the annual meeting on whether to remove or keep the large Norfolk Pine Tree located outside the front door of the clubhouse. Lynn also asked the Board if they would approve allowing owners to choose to have all official mailings sent by email instead of only by mail, to reduce copy and postage charges in the future. The board agreed to both.

Owner Input: An owner thanked Randy for all his volunteer time and effort, and said that they all appreciate him very much.

Set Next Meeting Date: No meeting need was foreseen before the Annual Meeting. The annual meeting was scheduled for January 7th or 14th, 2015 at 1:00 pm at the Titusville Library. Lynn will confirm a date with the library and mail 60 day first notice to all owners.

Adjournment: There being no further business, the meeting adjourned at 1:52 pm.

Respectfully Submitted,



Lynn Hiott, LCAM and Michelle Davis, CMCA, AMS, CAM
Reconcilable Differences, Inc.