

THE ASSOCIATION OF PELICAN POINT, INC
ANNUAL MEETING
Wednesday, January 25, 2017

Pledge of Allegiance: The pledge was recited by all those present at the meeting held in the Titusville Library at 2121 South Hopkins Ave, Titusville, FL

Meeting Called to Order: Randy Malecha called the meeting to order at 1:00 pm and introduced the current Board members: Vice President Glen Farnum, Treasurer Kathy Mocko, Secretary Debbie Stanley, and Director at Large Jeanette Cullen. He also introduced Michelle Davis, manager, from Reconcilable Differences.

Approval of Minutes from last Annual Meeting: Debbie Stanley read the minutes of the January 8, 2016 Annual Meeting. Rich Duval made the motion to approve the minutes as read. Jim Wellday seconded. All were in favor.

Establishment of a Quorum of Members for Annual Meeting by Certification of Proxies: Manager reported that 45 units were represented in person and 44 proxies were received, for a total of 89 units represented. Sixty-six units were needed for a quorum, so the quorum was met. Randy thanked all who attended or participated by sending in their proxies.

Financial Report/Collection Update: Michelle stated that through December 31, 2016, the Association had \$210,718 in the reserve accounts, and \$85,510 in the operating account. The Special Assessment will replenish reserves, because we had to use those to cover the roof replacement costs after the hurricane. We had almost \$300,000 in hurricane expenses, but only ended the year \$3,723 over budget because of the use of roof reserves. We have almost \$50K in prepaid special assessments at the end of the year, which was very helpful in covering these extra costs.

We have \$34,286 in accounts receivable, with \$31K of that being the same lawsuit we were dealing with last year. We have ordered the sliding glass doors, but they are still on backorder due to hurricane repairs. Once installed, we can start collection and foreclosure action for the costs associated with a unit owner refusing to handle maintenance issues and not allowing the association to help.

Another unit in "B" building has a \$2500 balance, but Treder is renting the unit out for the Association. We are hoping to collect towards the balance owed before the bank forecloses on their reverse mortgage. There were costs to make it "rentable", but being pro-active instead of letting it sit there until foreclosure will help cover some of the costs.

President's Message: Randy stated that the "A" roof was completed with a "peel and heat" first layer, and then the top membrane was added. It is now double water tight. Insurance would not pay for the first layer, since it wasn't on before, but it was well worth it. Randy believes a tornado hit the buildings also, which showed a weak point near the parapet walls, and the overflow scuppers, so Randy is obtaining bids to strengthen "B" and "C" roofs in these areas.

The pool was re-surfaced just before the hurricane, and pavers were added, based on owner vote for the material alteration. Randy and Michael sealed the pavers this month and the pool area is looking and running great. Two more cameras were added, facing the pool and "C" building. These helped the police help us with some issues.

We will be "conditioning" the parking lot this summer. Sealcoating has been found to actually dry out and hasten cracking, so a more expensive but longer lasting option will be used on the new asphalt. We will not move the trailers, but all vehicles will be moved. Make sure to leave a key to your vehicle with a trusted friend to move it in August.

Randy did thank those owners who paid their special assessment already; some paid even before they received their reimbursement from their insurance companies. The Board agreed that receiving payment before January 31st of this year is a reasonable time limit. If anyone has a legitimate reason they cannot pay in full by that time, they must let management know so we can help set up a payment plan. Forty-four units have not yet paid, but we hope all will pay in full before January 31st. We did have to terminate a CD early to cover the costs, so he really appreciated those who paid early.

Group Reports:

Social Group: Kathy Mocko thanked Randy for all he did after the hurricane and Debbie thanked Michelle, who also said Randy does much to help all of us.

Donuts and coffee Mondays are continuing, at 8:30 am, but the cost of donuts and coffee have increased, so you will see a cost increase to \$2.00.

Bingo, Monday's cards, ladies' lunches, and Thursday night cards are continuing, and potluck suppers are every other Friday. Terri & Ed Knapp are spearheading those. This year we have had movie nights in the clubhouse. Craft events and ladies' tea will continue as they did last year.

Pool parties will also continue, but Spectrum Cable will no longer sponsor any parties since they bought out Brighthouse. Last year the oyster mat workshop was a success, so they will return at the beginning of next month. 20 people have signed up already. Today after the meeting there will be cookies and coffee. We need more volunteers. Events will be posted on a weekly basis at the elevators and at the clubhouse. If any owners have suggestions or want to be heard, let Kathy Mocko know.

Pet Committee: Randy read chairperson Michelle Williams' report as she could not attend. Janet Loor is the only working member of her committee, so new members are always welcomed. There is a form that will be included in all new resident applications for pet registration. It is important that all pets are properly registered, and then the committee meets with them.

The largest complaint is dogs barking in owners' absences. When the committee receives the complaint, a door hanger is placed on the unit's door. Instructions are attached to each door hanger with helpful solutions on the back. They are located in the clubhouse and complaints can be anonymous.

The second largest issue is waste pickup. Door hangers are used for this as well. Pet waste stations have been installed by the Association and include baggies to use for this job. Effective Immediately, the fining committee has the right to apply reasonable fines to pet owners who do not follow the pet rules. Randy stated, as an example, that he heard continuous barking and gave a resident 4 notices that seemed to be ignored, so the problem was sent to management. The owner was informed that if the constant barking continued, it would be brought to the fining

committee. The owner confronted Randy aggressively, but then informed him he is moving out Saturday, so this incident will not re-occur.

Landscaping Group: Randy stated 2 trees were lost in the hurricane, and his group is looking for replacement suggestions. Some residents liked the idea of a Pelican statue in front of the clubhouse where the large tree came down. Donna Viano is willing to serve as committee chair.

Special Assessment Questions: No comments

Open Forum: An owner in "C" building said that loud guests of a neighbor continue to harass and threaten residents. Management wrote two letters to the owner and the police have been asked to get involved. Owner Jim Bakos, past police officer, stated that the camera system is no invasion of privacy and will help with these issues. He said the owner is choosing to bring in undesirables, so call 911 if you feel danger. He asked that residents write down date, time, location and details of any nuisance or illegal activity, as this will help the police, and he is willing to help with this issue.

The gate code will be changing. A resident asked if the problem owner can be kept from learning the code and giving it to the undesirables. All owners are legally able to access this information, but he will be asked not to give the new code to his friends.

Debbie Stanley thanked the board and Michelle Davis and everyone for their friendship during the passing of her husband. She said she will miss her time on the board but wishes the new board well.

Update on Titus Landing: The main portion will be ready for occupancy by the 3rd week of March, with Hobby Lobby in first. To the North will be Bealls, Rue 21 and Tuesday Morning. The front will have BB&T Bank, AT&T, Dunkin' Donuts. The back corner may be a Harley store, but no lease has yet been signed.

Epic Theater should break ground in the middle of April, and should be completed by Christmas.

In the center will be Pet Supermarket, Way Back Burger, a restaurant on the corner, a nail salon, Coldwell Banker, a restaurant similar to Durango's with a bar, and at the End will be a Woodys BBQ, with Black Gold on the back side

There will be no grocery stores, and they are discussing a walkway down the middle that might be set up for bands to play.

Laundry: Please consider neighbors when doing laundry late at night. Also remove laundry and lint promptly so others can use the machines, and keep doors closed to muffle the noise.

Board members monitor the parking lot for stickers. All trailers must also have current tags.

The new gate code is in effect now. The new code is #1365. Feb 1st, the old code will be removed. Management will e-mail this code to all owners, and Randy will hand out notices during bug week when the exterminator comes.

Presentation of 2017 Board Members: Randy thanked Terri Knapp of C306 for agreeing to serve on the board this year, and he thanked Debbie Stanley for her many years of service as she retires

this year. The five board members for 2017 were introduced: Jeanette Cullen, Glen Farnum, Terri Knapp, Randy Malecha, and Kathy Mocko.

The many volunteers who help make this meeting run smoothly were thanked for their volunteerism: Mary Steele, Kathy Malecha, JoEllen Bakos, Terri Knapp and all who made food for the get together afterwards.

Adjournment: There being no further business, Richard Duval made a motion to adjourn. Patty Stevens seconded the motion and all were in favor at 2:27 pm.

=====

ORGANIZATIONAL MEETING
Held immediately after the Annual Meeting
January 25, 2017

Call to Order: The meeting was called to order at 2:35 pm.

Election of Officers: The Board members agreed to keep officer positions the same as last year, with Terri taking Debbie's place, so the following was agreed:

Randy Malecha – President
Glen Farnum –Vice President
Kathy Mocko – Treasurer
Terri Knapp – Secretary
Jeanette Cullen-Director at Large

Adjournment: The meeting adjourned at 2:50 pm.

Respectfully Submitted,

Michelle Davis, CMCA, AMS, CAM
Community Association Manager
Reconcilable Differences, Inc.