

PALMETTO DUNES AT PELICAN SOUND CONDOMINIUM ASSOCIATION INC.

BOARD OF DIRECTORS BOARD MEETING

September 5, 2023

Minutes

Present: Dale Heinz, Ray Halik, Mary Cook, Cindy Janssens, David Koch, Kathy Fitzpatrick and Bill DeSautelle via ZOOM. Sherry Summers via ZOOM, Sandcastle Community Management.

The meeting was called to order at 2:00 pm by Dale Heinz and established that a Quorum of the Board was present.

PROOF OF MEETING NOTICE

Cindy Janssens reported that the notice of the meeting was timely posted on the Association's Bulletin Board as well as it was emailed to all owners and placed on the website.

MINUTES

Cindy Janssens motioned to waive the reading and approve the Board meeting minutes of May 16, 2023. Seconded by Mary Cook. All voted in favor, motion passed.

DISCUSS UNBUDGETED EXPENSES FROM HURRICANE IAN

Dale Heinz discussed the need to cover unbudgeted expenses that arose from Hurricane Ian in the amount of \$80,974.32. The cost per door is \$519.06. A spreadsheet was provided with the breakdown of expenses that will be posted to the website. All damages were the result of wind. Kathy Fitzpatrick motioned to approve the Special Assessment of \$519.06 per door. William DeSautelle seconded. All voted in favor, motion passed.

Landscape Damage and Cleanup

2837 - Greenscapes Of SWFL, Inc.	\$21,000.00	Ian Cleanup
4381 - Coastline Tree Service, Inc	\$9,250.00	Hurricane Ian storm damage
4381 - Coastline Tree Service, Inc	\$14,687.50	Hurricane Ian storm damage
4381 - Coastline Tree Service, Inc	\$3,000.00	Tree Service
5189 - Board Member	\$60.00	Reimbursement for Permits (Tree damage)
4381 - Coastline Tree Service, Inc	\$6,430.00	Palm removal and trimming
subtotal ==>	\$54,427.50	\$348.89 per door

Lanai Repairs

4377 - Lanai damage	\$1,000.00	Wind driven rain damage to lanai ceiling (screens were taken down)
4418 - Lanai damage	\$1,500.00	Hurricane Ian storm damage
3445 - Total Contracting, LLC	\$5,874.82	Hurricane Ian storm damage
4600 - 4 LEAF CONSTRUCTION, LLC	\$3,465.00	Hurricane Ian storm damage

5152 - MCGOWAN'S SCREEN AND ALUMINUM SPECIALIST LLC	\$1,208.05
Hurricane Ian storm damage	
5152 - MCGOWAN'S SCREEN AND ALUMINUM SPECIALIST LLC	\$1,726.95
Hurricane Ian storm damage	
5192 - Lanai damage	\$375.00
Hurricane Ian storm damage	
subtotal ==>	\$15,149.82 \$97.11 per door

Building Repairs

2972 - Jumpp To It, Inc.	\$7,617.00	Work done includes gutters, soffits, fascia, utility cages
3286 - Colonial Roofing	\$3,780.00	Repairs to roof tiles
subtotal ==>	\$11,397.00	\$73.06 per door

Grand Total ==> \$80,974.32 \$519.06 per door

COMMENTS/QUESTIONS FROM HOMEOWNERS

Dale Heinz provided the following statement to the community regarding our IRMA claim:

To all our neighbors,

Last night, we were informed of a settlement agreement for Hurricane Irma received from FIGA. Your board was unanimous in approving of this settlement.

The settlement amount of \$6.5 Million is short of the initial claim to Am Cap but is more than enough to retire the bank loan taken to repair and replace the roofs and ensure Hurricane Irma damages were repaired.

I think each of us can be grateful to have reached a settlement that allows Palmetto Dunes to move forward without the weight of the bank loan and insufficient reserve funding hanging over our heads.

My personal thanks go to our attorney, Amanda Broadwell, to each board member – past and present - for their perseverance in this matter and to Jim Brennan for his initial efforts to seek fair compensation for the damages from Hurricane Irma. Tom McKee deserves recognition for the work he did to address any and all questions posed by FIGA.

The details of the settlement agreement will be forthcoming from our attorney’s office at some point in the future. We are not prepared at this time to answer any questions you may have. Please be patient as we work through the details of this settlement.

ADJOURNMENT

With nothing further to come before the Board a motion by Cindy Janssens and seconded by William DeSautelle to adjourn the meeting at 2:19 pm was unanimously approved.

Respectfully submitted,
Sherry Summers, CAM