

PALMETTO DUNES AT PELICAN SOUND CONDOMINIUM ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
February 11, 2025

Present: Dale Heinz, Ray Halik, Kathy Fitzpatrick, David Koch, Mike Burson, Jean Davy, and Mary Cook

Also present: Sandcastle representatives; Tony Martella and Amy Riccio

CALL TO ORDER

The meeting was called to order at 1:08PM by President Dale Heinz.

ESTABLISH A QUORUM

A Quorum of the Board was present.

PROOF OF MEETING NOTICE

The notice of the meeting was posted on the Association's bulletin boards and emailed to all owners, in accordance with Chapter 718 of the Florida Statutes.

DISCUSS MEETING WITH SANDCASTLE/INTRODUCE SANDCASTLE IN ATTENDANCE

Tony Martella introduced Amy Riccio as the newly assigned CAM for Palmetto Dunes. The expectation of the new CAM is to provide weekly reports to the BOD delivered every Friday, as well as the CAM will begin regular inspections of the property in addition to the associate that is currently inspecting the property to ensure the needs of the community are met.

MINUTES

Motion: Kathy Fitzpatrick moved to waive the reading of the meeting minutes of January 14, 2025, and approve as written. Ray Halik seconded the motion, and with all in favor, the motion passed.

WIND MITIGATION FORMS

Apex Engineering was retained to complete wind mitigation inspection reports for 2025. We will need 7-8 second-floor units inspected. There were 7 volunteers collected, and the inspections will take place on Thursday, February 13th, beginning at or around 9:45AM. Each inspection should take about 20-30 minutes to complete. Members should be sure to submit Wind Mitigation Forms to their insurance company for possible reduction in premium.

REVISIONS TO DELINQUENCY POLICY ADOPTED IN JANUARY: PAYMENT (RE)INSTRUCTIONS

David Koch presented the revised delinquent dues policy and explained the need for the revisions. The revision is included at the end of the minutes. Policy will be in effect as of April 1, 2025.

Comments from the members in attendance suggest establishing a relationship with a bank that will work in conjunction with the current bank to have payments reflected immediately rather than the current time it takes to process payments from owner accounts.

Motion: David Koch made a motion to adopt the revised Delinquent Dues Policy. Mike Burson seconded the motion and with all in favor, the motion passed.

NEW BUSINESS

FINANCE COMMITTEE: UPDATE RESERVES INVESTMENT STRATEGY AND RESULTS

The Finance Committee reported that the audit will begin in February and any restatement of earnings will be corrected by the auditor.

David Koch reported that the finance committee is working with Schwab to be able to move cash from operations into an interest-bearing account until needed.

FINAL PAINT PROJECT UPDATE:

Kathy Fitzpatrick was pleased to report the painting project is complete. If any owner needs touch up paint in the immediate future, please reach out to Kathy or Tom Powers. It is not recommended to touch up the paint after 6 months or more. Touching up paint later will not be an exact color match.

On behalf of the neighborhood, the Board expressed gratitude and appreciation to the painting committee for their efforts in making the community look beautiful. A job well done.

LANDSCAPE UPDATE:

The Landscape Committee expressed concerns related to the oak trees and the damage they can and are causing to driveways. The Landscape Committee will draft up a plan to present to the Board at the next meeting for their review and possible approval. If any trees are removed, we will have to replace them, but not necessarily in the same place as they were removed.

WEBSITE UPDATE

Jean Davy reported that the committee is evaluating a new platform where there will be one website to host the needs of the community. Currently we are working with two platforms.

ELECTION OF OFFICERS TO THE BOARD

Current Board members Jean Davy, Kathy Fitzpatrick, Dale Heinz, and David Koch submitted their intent to run for the for the four expiring Board positions. As there were no other submissions, an election is not required at the Annual Meeting and the four will continue on the Board. Proxies for the Annual Meeting will go out soon.

NEIGHBORHOOD AND SOCIAL COMMITTEE

New building signage is being investigated to include the address and unit number on each building.

Dunes and Dogs is set for February 18th in the Classics Court cul-de-sac at 5 pm.

ADJOURNMENT

Motion: Kathy Fitzpatrick moved to adjourn the meeting; seconded by Ray Halik; all in favor - motion passed. Meeting was adjourned at 1:59PM

Respectfully submitted,

- Amy Riccio, LCAM.

Proposed Palmetto Dunes Delinquent Dues Policy

Every homeowner at Palmetto Dunes agreed to be bound to the Declarations and By-laws, and the Rules and Regulations when they signed closing documents and took ownership. The following **NEW** collection policy is offered as a reminder to ensure everyone is aware of the consequences of failing to live up to their financial obligation by paying quarterly COA fees in a timely fashion.

Palmetto Dunes dues are paid quarterly and due January 1, April 1, July 1 and October 1 of each year.

Payments paid on or before **nine (9) days** after the due date (*i.e. January 10th*) shall be considered the “grace period” and shall not **incur a penalty or** bear interest.

Payments 10 days or more past due will trigger a reminder notice to be sent via US mail and/or email to all known addresses of the homeowner. Palmetto Dunes will impose a late payment fee pursuant to Florida Statute 718.116, up to the greater of \$25 or 5% of each delinquent installment for which the payment is late. All sums not paid by the thirtieth (30th) day of the month shall bear interest at 18% per annum, until paid.

Payments 30 days or more past due will trigger a formal Notice of Late Assessment letter which will include any past due amounts plus the calculation of interest owing to date and the late payment fee noted above.

Payments 60 days past due will see the matter turned over to attorneys to initiate the legal collection process. Delinquent homeowners will also be liable for attorney fees in this instance.

Payments 90 days past due will see the suspension of rights to the use of the Pelican Sound Club invoked. The suspension of rights to the Club also carries a \$150 reinstatement fee.

Pursuant to Florida Statute 718.116, any late payment received by the association will be applied first to any interest accrued by the association, then to any administrative late fee, then to any cost and reasonable attorney fees incurred in collection, and then to the delinquent dues.

It is the responsibility of all residents to keep their contact information current with Frankly Coastal/ Collier Financial. This would include mailing address, email address, and phone number. If unsure your information is current, homeowners should contact Frankly Coastal:

Frankly Coastal

4985 Tamiami Trail East

Naples, FL 34113

239-774-7088 or by emailing: finance@franklycoastal.com