

PALMETTO DUNES AT PELICAN SOUND CONDOMINIUM ASSOCIATION INC.

BOARD OF DIRECTORS BOARD MEETING

January 12, 2023

Minutes

Present: Dale Heinz, Ray Halik, Ed Gormley, Mary Cook, Cindy Janssens, and Remi Suziedelis. Bill DeSautelle was absent with notice. Sherry Summers of 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

Remi Suziedelis made a motion to waive the reading and approval of the previous minutes of November 17, 2022, Special Members Meeting and minutes of November 17, 2022, Board & Budget Meeting. Ed Gormley seconded the motion. All voted in favor, motion passed.

OLD BUSINESS

- **Irma Claim/Lawsuit Status** – Our attorneys advised there has been no change to report and our case remains stayed pending a decision of the Florida Supreme Court on a similar matter.
- **Ian Summary of Expenses and Expectations for addition expenses** – Hurricane expenses \$47,437.50, Screen enclosures \$7,250.00, Gutter, Fascia repairs are pending.
- **Announce correct date (3/9) for the Annual Meeting** – Discussion on paperwork sent by Collier Financial with the incorrect date of notice for the Annual Meeting, Collier has since sent a correction.
- **Landscape update, 2023 Projects anticipated** – Ed Gormley reported the continuance of the removal of the jasmine around the base of the Oak trees and replaced with sod. Removing hedge between garage doors and replace with a plant and rocks. Removal of plantings under lower unit front windows and replace with stone with a completion of May 2023. Thinning out the plantings in the atriums in February/March. Installation of mulch the first week of February.
- **Reserve Study** – Board was provided with three (3) proposals for review. Ed Gormley made a motion to accept Dreux Isaac & Associates, Inc Reserve Study proposal. Cindy Janssens seconded the motion. All voted in favor, motion passed.
- **Gary Woodworth recognition (drone photos of roofs)** – The board would like to recognize Gary Woodworth for his hours of drone video of the association roofs. Cindy

Janssens made a motion to purchase a gift card in the amount of \$250.00 to thank Gary Woodworth. Ray Halik seconded the motion. All voted in favor, motion passed.

- **By-Laws updating** – At this time the board has agreed to not pursue this update.
- **Information to include in the next Dunes Digest** – discussed below.

NEW BUSINESS

- **Should we consider an Ad Hoc Committee to put together a Hurricane Playbook** – The board has asked management to work on this.
- **New website to be unveiled soon** – Cindy Janssens announced that the new and improved website will go LIVE today. The new website name – PalmettoDunesFlorida.com.
- **Board seats up for election** – There are four seats open for the 2023 election. Those seats are currently held by Dale Heinz, Ed Gormley, Cindy Janssens and Remi Suziedelis, with Remi advising that he does not intend to run.

OPEN FORUM

Ed Gormley introduced a letter to ask the Board to vote on about collection policy of past due accounts. After much discussion the board has TABLED this discussion.

An owner expressed concern that potential noise from the south pickle ball courts may require more sound abatement than is planned.

ADJOURNMENT

With nothing further to come before the Board a motion by Cindy Janssens seconded by Mary Cook to adjourn the meeting at 3:12 pm and was unanimously approved.

Respectfully submitted
Sherry Summers, CAM