

PALMETTO DUNES AT PELICAN SOUND CONDOMINIUM ASSOCIATION INC.

BOARD OF DIRECTORS BOARD MEETING

February 9, 2023

Minutes

Present: Dale Heinz, Ray Halik, Ed Gormley, Bill DeSautelle, and Remi Suziedelis. Mary Cook, Cindy Janssens via phone. Sherry Summers of Sandcastle Community Management.

The meeting was called to order at 1:46 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

Ed Gormley made a motion to waive the reading and approval of the previous minutes of January 12, 2023, Board Meeting. Ray Halik seconded the motion. All voted in favor, motion passed.

Landscape

Ed Gormley provided 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. Hardwood trees to be removed from behind units due to potential damage to the buildings and irrigation system.

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.
- **Fascia and rain gutter repairs from Hurricane Ian** – Proposal from Jump To It provided to board, unable to get more proposals at this time due to vendors schedules.
- **Roof Repairs by Colonial Roofing** – Colonial roofing was provided the drone footage to review and schedule any roof repairs.
- **Letters of Intent to run for the Board** – Seven (7) owners have submitted their intention to run for the four (4) open seats on the Board for 2023.
- **Reserve Study** – Scheduled to begin June/July 2023.

NEW BUSINESS

- **Paint Committee** – Board discussion on painting of buildings and advised more information to come.
- **Committee to assemble a post-hurricane plan/playbook** – David Koch volunteered to assist Management in producing a plan/playbook.
- **Insurance Committee**—Tom McKee was asked to be the ad hoc insurance committee advisor to the Board.

OPEN FORUM

Question on when a Special Assessment may be implemented.

Owners who have returned their notice of intent to run for the 2023 Board gave a brief background on themselves.

ADJOURNMENT

With nothing further to come before the Board a motion by Cindy Janssens seconded by Remi Suziedelis to adjourn the meeting at 3:10 pm and was unanimously approved.

Respectfully submitted.
Sherry Summers, CAM