



**MINUTES OF THE PELICAN LANDING COMMUNITY ASSOCIATION, INC.  
2008 ANNUAL MEETING  
Tuesday, March 25, 2008 @ 9:00 am  
Pelican Landing Community Center**

**CALL TO ORDER**

*Tom Sullivan* called the annual meeting of the PLCA to order at 9:02 am.

**ROLL CALL AND QUORUM CALL**

Board members present were Warren Miner, Tom Sullivan, Tom Manuel, Tom Moehring, Andy Hjortaaas.

Also in attendance were Marie Martel, CAM; Cindy Reuter-Zingraff, Assistant CAM; Tom Hart, Legal Council; John Stroemer & Mike Miller Auditors; David Varoski, Northern Trust; Emory Geller, Finance Committee Chairperson.

The sign in sheet attached to the original minutes evidences the UOC roll call. Based on the roll call, there was a quorum present.

There were approximately 100 residents in the audience.

**APPROVAL OF 2007 ANNUAL MEETING MINUTES**

*Upon a motion by Ray Eifler – Heron Point and seconded by Nelson Glueck - Southbridge, the minutes of the March 20, 2007 PLCA annual meeting were unanimously accepted as written.*

**2007 AUDIT REPORT – STROEMER & COMPANY, PA**

*John Stroemer* stated that the 2007 Audit process is substantially done. They are working on resolving a few open items and looking at some controls. Pelican Landing records are in good shape; the accounting department has done a good job and the Board has shown good leadership. Per standards they cannot technically release any information until the process is complete, they are close, but working on wrapping up the audit by dotting all 'I's and crossing all 'T's.

**NORTHERN TRUST INVESTMENT REPORT – DAVID VAROSKI**

*Mr. Varoski* reported that the Pelican Landing Capital Fund and Reserve Account are both invested in accordance with the guidelines of the Investment Policy for PLCA Funds.

*Mr. Varoski* explained the types of bonds and money funds the PLCA monies are invested in, noting that Northern Trust works closely with the Finance Committee to determine the cash level maintained in each account.

*Mr. Varoski* gave a brief explanation of why and how both taxable and tax exempt entities are invested in. Capital Fund investments have no more than a 7 year maturity rate and Reserves are invested for no more than 10 years. The schedule of maturities for each account shows that a staggered ladder format is used, which provides for liquidity and decreases interest rate risks.

*Mr. Varoski* spoke briefly on recent and possible future interest rate changes.

*Mr. Varoski* wrapped up his report, stating the current performance on the combined accounts for 2007 was a positive 5.52% return rate, which includes taxable, tax exempt interest and capital appreciation.

**STATE OF THE COMMUNITY – TOM SULLIVAN**

*Mr. Sullivan* assured the members that the community remains fiscally sound. The larger than usual increase in annual assessments for the 2008 fiscal year, was a one shot deal due to Association take over of health care and insurance benefits from WCI. Future increases are expected to be more in line with historical standards. The Board is committed to continue to try and reduce insurance costs and is keeping an eye on new ways to decrease expenses.

*Mr. Sullivan* thanked the Finance Committee and Emory Geller in particular for another fine job in overseeing Association accounts. The board is appreciative of their efforts in forming the framework for the annual budget process.

*Mr. Sullivan* complimented Marie Martel in her roll as Community Association Manager; stating that the Board admires her administration of the budget and her ability to handle the day to day activities of the community. Nancy Sherren, Association Accountant received special recognition for having caught an attempted internet scam, saving the Association and the bank from a potential loss.

*Mr. Sullivan* noted that the community volunteers are at the core of the community's vitality. The Unit Owners' Committee was thanked for their untiring efforts in being the community sounding board and for creating many of the ideas that drive the community. Sub-committees were congratulated for their efforts in maintaining and expanding the full array of community amenities. Pelican Landing continues to be highly competitive in the market place in terms of cost and what is offered.

*Mr. Sullivan* commended individual staff members of the Administration, Privacy, Beach, Boat and Tennis departments for their dedication and hard work.

*Mr. Sullivan* addressed Tom Hart, Association Attorney, and stated that the Board very much appreciates his counsel and advice.

Finally *Mr. Sullivan* thanked his fellow Board Members for all their hard work over the past year and for devoting considerable time and effort on special projects; their counsel and support is invaluable. *Mr. Sullivan* paid special, individual tribute to Tom Moehring and Warren Miner, who will be stepping down after many years of service.

*Mr. Sullivan* read the Goals and Objectives adopted by the Board 4 years ago as a general oversight of the community and which are revisited annually. The Board also conducted a site review of the Association owned amenities and properties last year and will continue to do so annually. *Mr. Sullivan* listed several other events and organizations the Board sponsors and supports in conjunction with these goals. Additionally, the PLCA supports participation in the United Way, Habitat for Humanity and the annual Blood Drive.

*Mr. Sullivan* stated that the Community Affairs Committee was created and encouraged to engage the Estero & Bonita Springs communities on matters of importance to Pelican Landing. The South Gate exit to US Rte. 41 was successfully re-striped. The Board continues to monitor the activity of WCI and it's application for vacation of the 700 foot stretch of road at the Coconut Point Marina and will continue to make the PLCA voice heard to the Lee County representatives as the matter proceeds forward.

*Mr. Sullivan* closed by thanking the residents for making Pelican Landing a great place to live. Most residents are appreciative of what is provided and how it is provided. The staff gets far more praise than criticism, which is something to be proud of.

#### **FINANCIAL HIGHLIGHTS – EMORY GELLER**

*Mr. Geller* began by explaining the income and expense statement for year's end 2007. Taking into account depreciation and surplus monies from 2007, there was a dollar on dollar \$36,097.00 surplus. *Mr. Geller* stated it was important to realize that amounts to less than 1% on a \$4.5 million budget.

*Mr. Geller* called to attention a write down in bond investments and explained it as a positive, giving specific examples of the bond values, how and why they are recorded on the balance sheet, and why the bonds are not sold.

*Mr. Geller* explained the importance of the report comparing the budget against what was actually spent. Reviewing this report on a monthly basis is one of the most important things the Finance Committee does. The year end shows an actual overage in expenses for the operating budget, but this includes the depreciation and the non-budgeted expenses for activities and special events which are offset by income from each event which does not make this an actual expense over budget. *Mr. Geller* quoted the remaining over-budget figure and gave examples of line items, such as insurance, legal fees, and an increase in income tax that contributed to the overage. Income was also over budget; earnings on investments alone were \$206,612.00, much of which was tax free. To manage this money \$8,280.00 was paid in investment fees, also an under budget figure.

*Mr. Geller* thanked the members of the finance committee, Judi Brown, Mary Scanlon, Cliff Watson and Debby Meyers, for their counsel and dedication.

*Mr. Geller* referred to a report comparing Pelican Landing to similar neighboring communities. Some of the information is provided on a confidential basis; however *Mr. Geller* was able to share that of 28 communities polled, 23 charge more and 4 charge less. The average annual fee for the communities polled was \$3,642.00 which is more than double the Pelican Landing fees, proving that it is the best deal in town.

**PLAN INTEGRATION COMMITTEE UPDATE (PIC) – TOM MANUEL**

*Mr. Manuel* named and thanked his fellow committee members for their many hours of hard work and dedication over the past year. He also acknowledged the support and cooperation of the PLCA Board and the CDD Boards.

*Mr. Manuel* explained that 3 years ago, after years of surveys, design studies, resident meetings and feedback, the PLCA and CDD Boards jointly authorized a 5year, \$5 million capital improvement plan for Pelican Landing. This plan was based on conceptual designs and estimates of probable costs for a specified list of projects. The overall goals were to enhance the appearance and quality of life in Pelican Landing which in turn contributes to property values. The projects were divided between the PLCA and CDD and were selected to balance investment among various needs and interest groups so there would be something for almost everyone. PIC was authorized to develop and manage detailed plans for both project lists with approval required by the appropriate board for the actual contracts.

*Mr. Manuel* summarized a recent report, focusing on the PLCA projects. The detailed report is available through the neighborhood Unit Owners’ Committee representatives and is also posted on the website. *Mr. Manuel* touched on the current contract for renovation of the Children’s Park and noted that preliminary cost estimates are almost complete for the Heron Marsh Overlook and the Canoe/Kayak Park projects, which will respond to residents’ expressed desire for better access to the natural beauty that surrounds the community.

*Mr. Manuel* stated that the Board has approved the PIC recommendation to sunset PIC activities in 2008 and delay further projects until the funding environment is more favorable. It is hoped that a future board will complete the agenda.

*Mr. Manuel* briefly went over the current status of the CDD projects and noted that they are paid for through the non-ad valorem portion of residents’ tax bill and do not fall under PLCA jurisdiction.

*Mr. Manuel* concluded that the majority of the PIC projects will be complete; however some highly desired ones remain to be done. The process has worked well and Pelican Landing is benefiting from the investment.

**UOC REPORT – STEPHANIE COBURN**

*Ms. Coburn* reported that the UOC Currently has 41 residential communities represented, including 10 from the Colony, plus the Hyatt, Coconut Plantation, and Pelican’s Nest, bringing the total of UOC representatives to 44.

Pat Smart, Riley Grandell, and Stephanie Coburn served as the UOC Co-Chairs for 2007. The subcommittees that reported to the UOC were:

Beach Park	Bocce	Canoe and Kayak	Community Center	Community Affairs
Fitness	Finance	Privacy	Sailing	Tennis

Going forward Finance will no longer be a subcommittee of the UOC, reporting directly to the PLCA Board and Community Affairs has temporarily disbanded, with hopes to reorganize in 2008.

The primary role of the UOC is to function in an advisory capacity to the Pelican Landing Board of Directors, making recommendations on policy, financial requests, budgeting, and public affairs. Each representative serves as a critical communication link to the UOC as well as back to his or her neighborhood on issues of importance to the Community.

In addition to its regular business, in 2007 the UOC approved a change to the community center usage policy, received a detailed study from the Beach Committee on the documents pertaining to the raking of the beach, initiated a task force to redraft the subcommittee guidelines and generated a neighborhood governance statement which was mailed to all neighborhood associations and UOC reps detailing the procedures each neighborhood must go through to select neighborhood committees and/or UOC reps. In addition the UOC continued to support the ongoing PIC plans, the Standard’s Committee Feet on the Street project and to monitor the Coconut Pt. vacation issue and the work of the Coconut Point Marina Task Force. The UOC contributed to the charitable fundraising efforts for Habitat for Humanity, the United Way, and the Children’s Hospital Giving Tree.

Each UOC Subcommittee updated its 3-year plan as part of its budgeting process in 2007, in an effort to provide the Finance Committee and the PLCA Board with insight into its priorities, concerns, and forthcoming needs.

Additional goals of the UOC this year were to continue efforts to improve the image of Pelican Landing in the greater Bonita Springs and Estero communities, to continue to enhance communications between the various governing bodies of Pelican Landing and its residents, and to encourage people to volunteer and participate in activities not only within the gate but in the community at large.

*Ms. Coburn* thanked all UOC representatives and all the people on the subcommittees who make the community run. *Ms. Coburn* encouraged all residents to participate in a subcommittee or committee which is a wonderful way to become involved and to contribute.

### **PRESENTATION**

*Warren Miner* introduced Dr. Robert & Mrs. Roslyn Baker. The Bakers were presented with a commemorative statue in appreciation of all their volunteer time and their dedication to the community, the Beach Park and Big Hickory Island over their many years of residency. *Mr. Miner* stated that Dr. Baker has been the environmental conscience of the community and will be missed as he moves back up North.

### **MEMBERS FORUM**

*Brian Kenedy* gave recognition to the Finance Committee; the finance report given was the best he has heard since he has lived in Pelican Landing. The assembly applauded Mr. Emory Geller.

*Riley Grandell* announced that in light of last year's success, residents are again being asked to donate any unopened non-perishables from their pantries as they prepare to leave for the summer. Goods will be donated to the Café of Life and St. Matthew's House through the Gulf Shore Life Center. Linens and clothing items are also welcome.

### **ELECTION OF BOARD MEMBERS**

*Warren Miner* commented on the responsibility invested in the Directors of the Board; their decisions impact the financial stability, overall look, amenities and property values of the community. *Mr. Miner* commented that whoever is elected deserves the support of the community. *Mr. Miner* stated that the election process is taken seriously and briefly reviewed the procedure, once again recognizing the members of the 2008 ballot counting committee.

*Mr. Miner* announced the results of the 2008 election and that

- Tom Betts
- Pat Smart

have been elected for a two year term.

*Tom Sullivan* announced that the Organizational Meeting of the new board of directors will take place immediately following this meeting.

### **ADJOURNMENT: 10:05 am**

*Respectfully submitted for Warren Miner, Secretary*  
*Cindy Reuter-Zingraff, Assistant Manager*