



**MINUTES OF THE PELICAN LANDING COMMUNITY ASSOCIATION, INC.  
2009 ANNUAL MEETING  
Tuesday, March 24, 2009 @ 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 Tom Sullivan, Tom Manuel, Tom Betts, Pat Smart. Paul Erhardt had excused himself due to a time conflict with another meeting.

Also in attendance were Marie Martel, CAM; Cindy Reuter-Zingraff, Assistant CAM; Tom Hart, Legal Counsel; Jarrad Brown Auditor; 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 2008 ANNUAL MEETING MINUTES**

*Upon a motion by Joan Hyland – Mystic Ridge and seconded by Louise Urick - Goldcrest, the minutes of the March 25, 2008 PLCA annual meeting were unanimously accepted as written.*

**2008 AUDIT REPORT – SMITH & COMPANY, PA**

*Jarrad Brown* thanked management and the Finance Committee for making an easy transition and reported that the auditing firm was able to give an unqualified opinion this year due to a fixed assets adjustment in the financials. PLCA has increased fixed assets and increased cash. Most of the liabilities are assessments paid in advance and there are no long term liabilities. 2008 showed an excess over expenses, despite several large expenses. *Mr. Brown* noted three internal control items that have already been corrected by management.

**IRS ELECTION 70-604**

*Upon a motion by Ray Eifler – Heron Point, seconded by Karen Denmark – Pinewater Place, it was voted to comply with Revenue ruling 70-604 to carry over any excess revenue, allowing the Pelican Landing Community Association the choice of filing either tax form 1120 or 1120H for tax year 2009. Motion passed unanimously.*

**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 in what type of bonds PLCA monies are invested and that Northern Trust maintains an ongoing dialog with the Finance Committee. Monies are still invested in a staggered ladder format, and an explanation was given.

*Mr. Varoski* spoke briefly on recent government attempts to remove toxic assets and unblock large scale debt.

*Mr. Varoski* wrapped up his report, stating through a difficult 2008 market, Pelican Landing saw a total 3.7% return on all 7 accounts.

**STATE OF THE COMMUNITY – TOM SULLIVAN**

*Mr. Sullivan* stated there had been a nominal increase in the 2009 Annual Assessment, despite a weakening economy. He complimented staff members Marie Martel and Nancy Sherren, the Finance Committee, and the Unit Owners' Committee for their untiring efforts in bringing the PLCA in on budget, keeping assessments at minimum while giving the community a full array of amenities. *Mr. Sullivan* thanked them all on behalf of the Board of Directors, noting that their work has made the Board's job easy.

*Mr. Sullivan* credited the success or failure of a community on its day to day staff, citing the Pelican Landing staff as outstanding, commending and recognizing individual staff members of the Administration, Privacy, Beach, Boat and Tennis departments for their dedication and hard work.

*Mr. Sullivan* paid tribute to resident volunteers who spend untold hours ensuring that everything is held to a very high level. The Unit Owners' Committee, Sub-committee members and volunteers who host all the ancillary events were complimented for their volunteer services. Their services make the community what it is and help provide the vast array of functions that are enjoyed on a daily basis.

*Mr. Sullivan* thanked Tom Hart, Association Attorney, for his highly valued, good counsel and expressed his deep appreciation to the executive staff. *Mr. Sullivan* then thanked Community Association Manager Marie Martel, PCAM for consistently performing at the highest level and whose knowledge, decisions, day to day management, and advice are valued by all.

Finally *Mr. Sullivan* thanked his fellow Board Members for all their tireless efforts over the past year and for individually devoting considerable time and effort on special projects; their counsel and support has been invaluable.

In conclusion, *Mr. Sullivan* felt he was leaving Pelican Landing in better shape than when he took office 5 years ago. There have been major infrastructure improvements, increased amenities, and the budget has been maintained to provide a high level of service to the community at a very reasonable cost. Pelican Landing has become a presence in the greater Bonita Springs / Estero community. The inter-relationship between PLCA, the Community Development Districts and the Pelican's Nest Golf Club has been greatly enhanced with a spirit of cooperation. The system of communication with residents has been significantly advanced. The goals and objectives of the Board have been driven by keeping a pulse on the community through resident surveys. Efforts to resolve the WCI marina issue amicably have been unsuccessful, and a claim has been filed with the bankruptcy court to pursue the matter in a Lee County court. *Mr. Sullivan* expressed the hope that most board decisions have been right, but assured everyone that all board members have acted in the best interest of the community.

*Mr. Sullivan* stated it has been his honor to serve as president and he is humbled by the confidence extended to him. It has been a pleasure to have had a leadership role.

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

*Mr. Geller* reported that while 2008 was a disastrous year for the economy, Pelican Landing survived quite well. During the year PLCA realized \$4,555,442 in operating revenues with \$4,395,685 in expenses for a net surplus of \$159,757, adding to a string of small surpluses achieved every year since the turn-over from WCI.

With no funded debt, on December 31, 2008, \$7,263,431 had accumulated in checking accounts and investment portfolios. The Reserve Fund experienced a net gain of \$400,995 during the year to provide an ending balance of \$2,500,403. This was all achieved with a very competitive annual dues rate that includes an unequalled package of security and quality of life amenities.

Investments are secure with FDIC protection on all deposits and a minimum rating of AA on our commercial and municipal bonds. \$211,218 interest was earned with a payout of \$8,300 in investment fees.

During the year two new members were welcomed to the finance committee--Deborah Haller and Anthony Urick. These two additions complement the already star studded committee of bankers Mary Scanlon and Debbie Meyers; financial advisor, Judi Brown, accounting expert Cliff Watson, and Pat Smart, PLCA treasurer.

*Mr. Geller* ended by stating all of the good numbers do not happen by accident. They are the result of the expertise of Marie Martel, who each year, does an incredible job of predicting needs and keeping costs down and to Nancy Sherren whose accuracy in accounting has been mentioned by more than one auditor.

### **FINAL PLAN INTEGRATION COMMITTEE (PIC) REPORT– TOM MANUEL**

*Mr. Manuel* reported it has been a long road, with a large list of goals and thanked his fellow committee members for their many hours of hard work and dedication over the past 4 years.

*Mr. Manuel* gave a power point presentation, beginning with a brief history of the PIC project, begun after the WCI turnover, that joined together the Visioning Plan, Master Landscape Plan, Community Enhancement Committee and Long Range Plan Committee. The goal was to establish a single, comprehensive, integrated multi-year capital improvement plan; a mutual project list was established and divided between the Community Development Districts and the PLCA.

*Mr. Manuel* listed the accomplishments, noting the complications and resulting consequences that were met along the way.

*Mr. Manuel* summarized that the project was successful. Pelican Landing and its amenities have been enhanced over less time and for less money than originally anticipated with an out of pocket cost to residents of \$569 per unit. Some opportunities remain for future projects as seen fit. Given the diversity of Pelican Landing, there is still something for everyone to enjoy.

### **BEACH EROSION REPORT – TOM BETTS**

*Mr. Betts* explained that in May of 2008 a Beach Erosion Panel was formed at the direction of the Board, being made up of 7 resident volunteers, 2 Hyatt representatives and 2 staff members. The goal of the panel is to preserve the existing beach, preventing bifurcation of the island. *Mr. Betts* showed a power point presentation, including:

- the short and long term goals that have been set;
- the challenges of wash-overs – two which have occurred in August of 2008;
- the amount of beach that has been lost;
- the experts who have been hired;
- placement of Big Hickory Island on the FDEP’s critical erosion list;
- involvement of local and state officials;
- establishment of a reserve schedule;
- estimated cost & timeframe.

*Mr. Betts* concluded the probability of success is high, given the modern advancements in beach restoration and looking at other successful Florida projects. Residents will be kept informed of progress and information will be posted on the PLCA website.

### **UOC REPORT – STEPHANIE COBURN**

*Ms. Coburn* reported that the Unit Owners’ Committee currently consists of 47 representatives: 43 from residential communities (including 12 from The Colony) and 4 from the Hyatt Regency Hotel, the Hyatt Coconut Point Resort, the Colony Golf & Bay Club, and Pelicans’ Nest Golf Club.

Stephanie Coburn, Pat Smart, and Brian Kenedy served as the UOC Co-chairs for the first quarter of 2008. The opening created by Pat Smart’s election to the PLCA Board of Directors was filled by John Duder. In August, the UOC Co-chairs appointed Ron Clearfield as Parliamentarian.

Subcommittees and their Chairpersons that reported to the UOC in 2008 were:

- Beach Park                      Pete Winterberger
- Bocce                              John Bracco
- Canoe and Kayak              Buck Deggendorf
- Community Center            Barbara Taefi
- Fitness                            Jay McGiveran
- Privacy                          Frank Toner
- Sailing                            David Ballew
- Tennis                             Sumner Lipman

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 between their neighborhood or entity and the Committee and vice versa.

In addition to its regular business in 2008, the UOC supported several large community projects and subsequent task forces, redrafted UOC Policies, and actively participated in fund raising efforts for the United Way, Habitat for Humanity, and The Childrens’ Hospital of Southwest Florida. The UOC also recommended that the PLCA Board seek a consultation with a bankruptcy attorney regarding PLCA rights at Coconut Point.

Each UOC Subcommittee updated its 3-year plan as part of its budgeting process in 2008, in an effort to assist the Finance Committee, Management, and the PLCA Board with forecasting and planning.

The UOC continues to strive to improve the image of Pelican Landing in the greater Bonita Springs and Estero communities, to enhance communication between the various governing bodies of Pelican Landing and our residents, and to encourage people to volunteer and participate in social, civic, and philanthropic activities.

## **MEMBERS FORUM**

*Pat Smart* reminded everyone of two upcoming events:

- 1) Seminar on resident use of new software systems – 2 pm later in the day
- 2) Volunteer Appreciation – all residents are invited – 5 pm April 2

*Tom Manuel* made a farewell address to the membership. He encouraged everyone to enjoy all the positive things the community has to offer.

*Tom Sullivan* announced that the Silent Auction fundraiser for the Café of Life & Literacy Counsel raised donations just shy of \$10,000.00 and the committee is asking if anyone would still like to contribute. *Tom Betts* pledged \$130.00.

*Tom Betts* thanked Mr. Sullivan and Mr. Manuel for their years of dedicated service to the community.

*Kass Held* thanked Betty & Jesse Mosheim for their yearlong efforts promoting and organizing the blood drive, and Bill Smart for stepping up to the role this year.

## **ELECTION OF BOARD MEMBERS**

*Tom Sullivan* thanked the 11 members of the 2009 ballot counting committee.

*Mr. Sullivan* announced the results of the 2009 election and that

- Stephanie Coburn
- John Duder

have each been elected for a two year term.

*Mr. Sullivan* thanked Mr. Hancock for running and stated that as is the practice, the actual number of votes is not publicly announced, but anyone wanting the information may see him after the meeting.

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

## **ADJOURNMENT: 10:27 am**

*Respectfully submitted for Tom Betts, Secretary*  
*Cindy Reuter-Zingraff, Assistant Manager*