

MINUTES OF THE UOC

January 7, 2009

9:00am @ Pelican Landing Community Center

CALL TO ORDER – *John Duder - Sorrento, Chairperson*

Mr. Duder called the meeting to order at 9:02 am.

ROLL CALL

Mr. Duder called for the roll. The sign-in sheet, attached to the original minutes, evidences the roll call.

APPROVAL OF MINUTES

There being no objection, the December 3, 2008 UOC Meeting minutes were approved with a typographical correction.

ANNOUNCEMENTS

- PLCA Board Meeting: January 21, 2009 9:00am – Pelican Landing Community Center
- Bayside & Bay Creek CDD Meeting: January 26, 2009 2pm – Pelican Landing Community Center
- UOC Meeting: February 4, 2009 9am – Pelican Landing Community Center
- Resident Survey results have been compiled and findings are on the web page
- At all future UOC Meetings, whenever there is a specific item affecting a particular PLCA amenity on the regular UOC business agenda, the Chair of the relevant UOC sub-committee (or her/his designee) will be recognized by the UOC Co-Chair while that topic is being addressed by the full UOC – *Stephanie Coburn* explained.

RESIDENT INPUT ON AGENDA ITEMS

Mr. Paul Wickliffe requested to speak on the community dumpster; it was agreed to postpone his remarks until the item comes up for discussion.

CDD UPDATE – *Tom Stang – Longlake Village*

In *Mr. Stang's* absence, due to illness, *Nelson Glueck – Southbridge* reported:

- There was no November CDD meeting
- Topics at the December 8th meeting included:
 - Election results
 - Walter McCarthy & Jesse Moshier re-elected to Bayside District
 - Fred McAuley re-elected and Jim Janek newly elected to Bay Creek District
 - After bidding out contract, Johnson Engineering replaced with Barraco & Associates, Inc.

FINANCE/AUDIT COMMITTEE REPORT – *Judi Brown, acting chair*

Ms. Brown presented the written report, which is part of the agenda package on file. *Ray Eifler - Heron Point* requested that the report be emailed to him.

SUBCOMMITTEE REPORTS

CANOE/KAYAK – *Buck Deggendorf, chair*

Mr. Deggendorf reported:

- The Park is now open after renovations and there were 118 usages in the 1st 6 days
- Group outings are beginning in January
- Two sunset/moonlight outings are planned in February & April
- The annual extravaganza is scheduled for February 14, 2009 and it is hoped to incorporate the finished ROLL Docks
- Results of the resident survey show high usage and satisfaction with the canoe/kayak amenity
- 2 new kayaks were added
- The committee is gathering feedback on the renovations and will then work on any applicable short and long term adjustments

Mr. Deggendorf urged residents to visit the Canoe/Kayak webpage. There was brief discussion on the materials error that was caught and the section of boardwalk that was not replaced.

COMMUNITY CENTER – Barbara Taefi, chair

Ms. Taefi explained that the Community Center Committee (CCC) works hard to ensure that every event is self supporting and that their responsibility is to work with the Activities Director to plan and organize events and activities the residents want. *Ms. Taefi* further reported:

- ‘Cocktails on the Patio’ will take place every month, the 4th Thursday, at the Community Center
- The annual TGIF catered party ‘Putting on the Glitz’ is on Friday, January 9th
- A popcorn machine was donated by Susan & Ken Schwinn (PL Travel Club)
- Pot Luck Dinner, Mardi Gras theme is Friday March 13th, with Dave Killkelly & The Dixilanders playing
- The CCC is sponsoring a Charity Auction to benefit Café of Life & Literacy Council on Saturday, March 21st – Donations of lightly used goods and services are being solicited for auction
- The CCC is looking to submit articles on community events to local newspapers; anyone with a newsworthy story can contact Barb Taefi or Gail Shaw
- The CCC will be coming to the UOC with revisions to the Community Center Use Policy

There was brief discussion on contacting renters about activities and donations for the auction. *Joan Hyland – Mystic Ridge* expressed appreciation for work the CCC puts in.

SAILING – Bernice Cheek

Ms Cheek gave information on the ‘Sailing in the Moolight’ event on Sunday, February 15th at the Bay Club. Usage is beginning to increase again; sailing lessons are available Wed–Sat, 1–5pm. At the next meeting, the committee will decide whether it’s wise to keep repairing the motor on the Picnic Cat or to submit a request for a new one. The sloop is not getting much use due to the fixed keel, which limits use to the channel.

MANAGER’S REPORT – Marie Martel

Ms. Martel’s report was distributed at the beginning of the meeting; *Ms. Martel* replied to questions concerning recent damage to the patrol car and the home in foreclosure on Black Rush. Concern was voiced on the affect on property values if the property is not kept up to Pelican Landing standards.

Anne Cramer – Longlake made a motion to recommend that the PLCA Board allocate a fund to assure that abandoned homes in foreclosure be adequately maintained.

Ray Eifler – Heron Point seconded.

Discussion: It was pointed out that even though the law allows for monies to be collected, it might not be possible. The PLCA lien procedure was explained and how much can legally be back billed to a bank. It was thought there should be more enforcement of the standards and liens should be placed before foreclosure. It was noted that these are trying times and some sort of policy is needed. It was affirmed that the Covenants allow for the Association to maintain & bill homeowners for inadequate maintenance. With that information *Ms. Cramer* offered to withdraw her motion; *Mr. Eifler* objected. A vote was called.

Motion failed; 13 in favor, 16 opposed.

UNFINISHED BUSINESS

COCONUT POINT VACATION ISSUE – John Duder - Sorrento

Mr. Duder gave a brief recap of what was reported at the December board meeting: there are no meetings with WCI currently planned. It was noted that a bankruptcy attorney was chosen.

PIC REPORT – Nelson Glueck - Southbridge

Mr. Glueck stated that the Canoe/Kayak Park re-opened on December 23rd. There is still a punch list; the safety items will be addressed at once and the rest will be prioritized upon review with the subcommittee. The ROLL Docks are scheduled to be done by the end of January. The PLCA PIC projects are now done. *Mr. Glueck* responded to a couple of questions concerning payment on the Canoe/Kayak renovation.

FLIGHT PATTERNS – Louise Urick - Goldcrest

Larry Feherenbaker – Goldcrest reported for Ms. Urick. There is a 24 hour noise comment line at (239) 590-4466; option 1 should be chosen. Residents are encouraged to use this line; a response can be requested.

Victoria Mooreland is the public relations contact for the SWFL Port Authority. Her number is 590-4800. There was discussion on the finality of the flight pattern changes, the efforts of the ECCL and Brooks concerned citizens, and the necessity for many people to call in and complain to both the FAA and the county commissioners. *Paul Hoefler – La Scala* offered to forward an informational email to the UOC for distribution to residents. There was further discussion on what parts of the community are affected and whether the Board should be formally engaged in PLCA efforts.

Brian Kenedy – Pelican’s Nest made a motion to survey the UOC representatives present if their neighborhood is negatively affected by the flight pattern changes and to pass the results onto the PLCA Board.

Paul Hoefler – La Scala seconded.

Discussion: It was noted that The Brooks is very well organized and probably has an official letter written. Concern was voiced as to the effectiveness of a straw poll. It was agreed to amend the motion:

to recommend that the PLCA Board of Directors formalize a position on the affects of the new flight patterns on the community.

Motion passed unanimously.

BEACH EROSION – Tom Betts

Mr. Betts stated that it has been fairly quiet at the beach, due to the winter weather compared to the summer storms. *Mr. Betts* summarized the Board actions to approve the retainment of Dr. Dean and hiring of Dr. Nicole Elco to help with the engineering process. There are now 3 companies bidding on both short and long term solutions. The panel will meet on January 19th. Engineering costs are estimated to be between \$100 & \$500 thousand and includes permitting. *Mr. Betts* responded to several questions.

NEW BUSINESS

ACTIONS BY PLCA BOARD DECEMBER MEETING:

Mr. Duder presented the following board actions from the December 16th meeting:

1. REQUESTS FOR FUNDS
 - a. Kayak/Canoe – Purchase 2 new kayaks - \$1,200 – Capital Account
 - b. Butterfly Garden Task Force - \$500.00 Capital Account
2. Authorized Beach Erosion Committee while evaluating the beach stabilization to also research alternate beach locations.
3. Agreed to retain a Bankruptcy Attorney to investigate filing a claim against WCI for use rights at Coconut Point Marina.
4. Approved releasing Grady Minor Engineers from any further claims concerning the beach parking lot in return for payment of \$3,500.00
5. Approved Nelson Glueck and Walter McCarthy to work with Manager on a plan to form a Technical Committee to present to Board.
6. Approved CDD to use Pelican Landing Logo on the new building and to use the well located at the beach parking lot for irrigation purposes.

There was some discussion on the alternate beach locations research, and which committee was assigned this task. It was also affirmed that a bankruptcy attorney has been retained.

USE OF COMMUNITY CENTER & TENNIS FACILITY DUMPSTER FOR SINGLE FAMILY RESIDENTS – Charlotte McCarthy

Mr. Wickliffe gave a detailed account of the troubles residents encounter when leaving town and do not have a way to dispose of their garbage. *Mr. Wickliffe* understood that there might not be a solution to this problem, but thought it was worth discussing in order to try and find a reasonable resolution.

Ray Eifler – Heron Point made a motion that the UOC recommend that the PLCA Board look into satisfying resident’s need to dispose of left over garbage when leaving.

Charlotte McCarthy- Bay Cedar seconded.

Discussion: It was pointed out that neighborhoods that provide their residents with dumpsters have a problem with others illegally using the dumpster; they do take action to discourage this. It was noted that this problem is not limited to only single family homeowners. There was a concern that providing a dumpster could lead residents to believe any dumpster is useable.

Motion passed 32 in favor, 5 opposed.

PROPER DRESS ATTIRE – Jay McGiveran

Mr. Duder explained the correct parliamentary procedure to bring this item back for discussion, before turning the floor over to *Mr. McGiveran*.

Jay McGiveran – Costa Del Sol made a motion to bring the recommendation back up for discussion, that a dress code be adopted that requires anyone who is exercising, walking, biking or running be dressed in at least a shirt and shorts.

Monty Robson – The Sanctuary seconded.

Discussion: *Mr. McGiveran* proposed amending the recommended policy to exclude private property as follows:

The UOC recommends that a dress code be adopted that requires anyone who is exercising, walking, biking or running on community roads or sidewalks be dressed in at least a shirt and shorts.

Amendment failed, there being no second.

Motion failed; 7 in favor, 27 opposed.

OPEN FORUM

Stephanie Coburn – Bay Crest asked if anyone else is offended by the stink coming from the local waste treatment plant? It was noted that there had been a problem in the past. *Ms. Martel* said she would inquire and file a complaint.

Brian Kennedy – Pelican’s Nest stated that the Golf Course has been lenient in letting residents walk on the golf paths after hours; however this is being taken advantage of by residents walking dogs. *Mr. Kennedy* asked that the UOC representatives let their neighbors know that dogs are not allowed. Also, Pelican’s Nest will take steps to protect their grounds against residents who cut plants on the club boundaries. Residents who wish to trim palmettos or palms can contact Jason Zimmerman and ask for information on the ‘Trees are Beautiful Program’.

Jay McGiveran – Costa Del Sol commented on a number of service and landscape trucks that are parking on the grass along Greenview Drive. *Ms. Martel* said she would look into this, since parking on the grass is not allowed.

Dick Niehaus – Sandpiper Isle asked whether the new Hyatt Hotel at the Coconut Pt. Mall as an extension of the Hyatt Regency. The reply was no; they are a separate hotel and have no rights to use any of the Hyatt Regency or Hyatt Coconut Pt. Plantation amenities.

Anne Cramer – Longlake asked that thought be given to creating a cost savings committee before the budget process begins. *Mr. Duder* asked *Ms. Cramer* to make a written request that this be put on next month’s agenda.

Monty Robson – The Sanctuary commented on the parking situation at the Children’s Park. *Ms. Martel* explained that the county did not permit parking spaces to be added as part of the renovation; *Nelson Glueck – Southbridge* explained that mulch is being put down in the next couple of days to make parking permissible as far as Pelican Landing standards are concerned.

Marvin Hancock commented on the condition of the abandoned house on Black Rush and suggested that PLCA foreclose on it and then sell it on the courthouse steps. *Mr. Hancock* was advised to bring this to the Board of Directors since parliamentary procedure dictates votes should not be taken during Open Forum. It was noted that motions can be made and voted upon if a subject is declared an emergency item. There was no support from the UOC to declare *Mr. Hancock’s* suggestion an emergency item. *Ms. Martel* stated she would have an opinion from the PLCA attorney by the next Board of Directors meeting.

The winning names were drawn for the Children’s Hospital Raffle:

- Kathy Spalti – Colony Golf Foursome
- Ulrike Floto – Colony Golf Foursome
- Kathy Spalti – Sunset Cruise
- Kathy Spalti – Pelican’s Nest Golf Foursome
- Stephanie Coburn – Tennis Lesson

ADJOURNMENT 11:07