

MINUTES OF THE UOC MEETING
October 1, 2008
9:00am @ Pelican Landing Community Center

CALL TO ORDER – *John Duder, Chairperson*

Mr. Duder called the meeting to order at 9:00 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 minutes of the September 10, 2008 UOC Meeting were approved as written.

ANNOUNCEMENTS

- PLCA Board Meeting: October 15, 2008 9:00am– Pelican Landing Community Center
- Bayside & Bay Creek CDD Meeting: October 28, 2008 2pm – Pelican Landing Community Center
- UOC Meeting: November 5, 2008 9am – Pelican Landing Community Center
- Flu Shots – October 30th and November 11th
- Thursday October 7 Bernice Cheek will be at Community Center between 5:00 and 7:00pm to register people to vote.
- Betty Mosheim - Community Blood Drive - October 4
- Brian Kenedy - Coyote sightings on golf course

UNITED WAY - *Jodi Phillips*

Nelson Glueck stated he can supply residents with information on the United Way and *Karen Denmark* has volunteered to help with United Way. *Ms. Phillips* thanked Pelican Landing residents for all their help and donations.

RESIDENT INPUT ON AGENDA ITEMS

There were no requests to speak

CDD UPDATE – *Tom Stang*

Mr. Stang reported on topics of discussion from the October CDD meeting:

- The maintenance building on Coconut Road is under construction.
- Debate on where current CDD reserve funds should be stored.

FINANCE COMMITTEE REPORT – *Mary Scanlon*

Ms. Scanlon presented her written report, which is part of the agenda package on file. *Ms. Scanlon* responded to a question regarding the protection status of PLCA monies. *Ms. Scanlon* responded to question on whether the finance committee was accepting resumes.

SUBCOMMITTEE REPORTS

SAILING – *Bernice Cheek*

Ms. Cheek reported that racing season starts October 5, Mickey Wheeler is available for lessons, and the sailing committee is having a welcome back party “On the Blue Horizon” for all residents on November 8. Sign up sheets will be available at the Community Center.

CANOE/KAYAK – *Buck Deggendorf*

Mr. Deggendorf reported that there are 2 vacant positions on the committee. Many outings are planned for this season. The committee does not approve of the current renovation plans for the Canoe/Kayak Park and is hopeful that the design can be changed.

COMMUNITY CENTER – *Barbara Taefi*

Ms. Taefi introduced herself as the new chairperson of the Community Center Committee. The committee has 20 volunteers from 10 communities in Pelican Landing. The 1st pancake breakfast will be held in February. November 6 is the Concert on the lawn. Residents may sign up anytime for the Pink Pelican Team.

MANAGER’S REPORT – *Marie Martel*

Ms. Martel’s written report is part of the agenda package on file. *Ms. Martel* added that PLCA has been served a summons for a lawsuit from a resident from the Colony because they were not allowed to have an auction back in 2005. They are suing the Colony, WCI and PLCA.

UNFINISHED BUSINESS

RESIDENTS SURVEY- *Tom Manuel*

Mr. Manuel was unable to attend. *Ms. Martel* reported that the survey will be going out on Friday by e-mail and U.S. mail for those we don’t have e-mails for. *Ms. Martel* responded to a couple of questions. There was brief discussion on how the survey was handled. *Mr. Duder* reminded everyone that the BOD has approved the survey and it is being sent out; the survey was discussed with the UOC at the last meeting.

COCONUT POINT MARINA VACATION ISSUE – *John Duder*

Mr. Duder recapped the information provided at last months’ BOD meeting. The last 2 discussions with WCI went well and a 3rd meeting will be held around October 9, 2008.

PIC REPORT – *Nelson Glueck*

Mr. Glueck reported that there are only 2 projects remaining, which are the Roll Docks and Canoe Park renovations. The same contractor is doing both jobs; it is on schedule and expected to take 2 months to finish. PIC is working with the Canoe/Kayak committee to agree on the plan. To get a certificate of occupancy the park must be wheelchair accessible. There are monies remaining which will be used to landscape Heron Marsh and to clean-up and landscape the Pelican Landing Community Park.

BEACH EROSION – *Tom Betts*

Mr. Betts gave an update on the progress of the panel. They received a preliminary report from Dr. Dean; his final report is expected in November. Hopefully a Coastal Engineering firm will be chosen around the same time period. Coastal Planning & Engineering gave a presentation to the panel and they should submit their report by mid-October. The panel would like to ask the BOD to consider approving up to \$350,000 for the initial phase of the beach stabilization.

Dave Clifford – Merano made a motion to recommend to the BOD to look into a method of providing access to the beach year round, including dredging in areas that maybe necessary.

Karen Denmark – Pinewater seconded

Anne Cramer – Longlake amended the motion to request the BOD to consider using PLCA funds to dredge as needed particularly around the dock area.

Dave Clifford – Merano seconded

Discussion: It was explained that PLCA does not have the right to ask this because the submerged land lease belongs to WCI.

Ms. Cramer withdrew her amendment

Motion failed 10 in favor, 14 opposed.

NEW BUSINESS

ACTIONS BY PLCA BOARD SEPTEMBER MEETING:

- APPROVED REQUESTS FOR FUNDS
 - Tennis - \$18,000 – Resurface 3 tennis court surfaces – Replacement Reserve
 - Beach Shared - \$23,600 – Replace ranger boat and Engine – Replacement Reserve
 - Fitness - \$18700 – Replace 4 tread mills – Replacement Reserve
- Approved adoption of an amended statutory policy relative to the disclosure of association records and publication as part of the PLCA policies and procedures.
- Tabled UOC recommendation to form Audit Committee until October Board Meeting.

- Approved Resident Survey
- Rejected proposal to allow landscape contractors access on Sundays

Mr. Duder added that there was significant discussion on the Spring Creek boat lease rates. There was a proposal by a resident to reduce the amount of the leases and the BOD decided to take no action on this.

REQUEST FOR FUNDS

Ken Polley – Waterside made a motion to approve an amount not to exceed \$8,500.00 to Replace 2 Sunfish from Replacement Reserve Beach.

Karen Denmark – Pinewater seconded.

No Discussion,

Motion passed unanimously.

Tom McNeil – The Cottages made a motion to approve an amount not to exceed \$3,950.00 to Replace 16 Batteries for Beach Facility Electrical System from Replacement Reserve

Karen Denmark – Pinewater seconded.

No Discussion,

Motion passed unanimously.

UOC MEMBERS COMMUNICATIONS WITH RESIDENTS - John Duder

Mr. Duder disclaimed any personal viewpoint on the following issue:

Because of a blizzard of recent emails, the PLCA Board is requesting that when reporting to the residents in their respective neighborhoods, UOC representatives share UOC decisions and not casual discussions.

Ms. Coburn stated in defense of the UOC it is her understanding that the original e-mail did not originate from a UOC rep; reps became involved as they received e-mails.

OPEN FORUM

Ms. Coburn – Bay Crest, stated the needs and wants of residents were dated. She lends her support to the survey and asked that the UOC representatives please encourage neighbors to fill out the survey. It is important to find out what people in this community really want.

Charles Lyke – Heron Cove, noted that there is no place in the survey for comments.

Brian Kenedy – Pelican’s Nest, reminded everyone that the UOC went through the survey and had discussion with Tom Manuel in detail. This should not come as a surprise.

Tom Mc Neil - The Cottages, reported that the original non ad valorem tax by the CDD has been reduced by approximately \$500 thanks to Nelson Glueck.

Also the candidates running for the open positions on the CDD are:

- Bayside - Walter McCarthy and Bernie Cramer
- Bay Creek – Tom McNeil and Jim Janek

In the near future, these names will be on the Pelican Landing web-site.

Ken Polley – Waterside asked about the status of the sub-merged land lease? *Ms. Martel* replied that WCI hired Johnson Engineering who has submitted a new legal lease and boundaries for both the beach and Coconut Point sub-merged land leases to **the DEP**. They should be hearing shortly whether the DEP accepted the new legal description.

ADJOURNMENT 10:35am