

UOC Meeting Minutes
November 4, 2009
9:00am @ Pelican Landing Community Center

CALL TO ORDER – Sharon Gallop, The Pointe

Ms. Gallop called the meeting to order at 9:01 am.

ROLL CALL

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

APPROVAL OF MINUTES

Ms. Gallop verified that the minutes had been distributed & read.

Upon a motion and second the October 7, 2009 UOC Meeting minutes were unanimously approved as written.

ANNOUNCEMENTS

- PLCA Board Meeting: November 18, 2009 9 am – Pelican Landing Community Center
- Bayside & Bay Creek CDD Meeting: December 14, 2009 - 2 pm – Pelican Landing Community Center
- UOC Meeting: December 2, 2009 9am – Pelican Landing Community Center
- Finance/Audit Meeting: November 17, 2009 1pm – Pelican Landing Community Center
- Beach Stabilization Forum for Residents: November 17, 2009 – 5:30pm - PL Community Center

RESIDENT INPUT ON AGENDA ITEMS

There were no requests to speak.

CITY COUNCILMEN CANDIDATE – Steve McIntosh

Mr. McIntosh, a Pelican Landing homeowner & resident, provided a PowerPoint presentation outlining his candidacy for Bonita Springs city council along with his personal background and experience. He asked the UOC to pass his information onto the Pelican Landing residents.

HABITAT FOR HUMANITY – Ted Smith

Mr. Smith presented a plaque commemorating the 7th Pelican Landing sponsored Habitat house dedicated last spring and read a thank you letter from the homeowner. *Mr. Smith* also provided information on and directions to the 8th home being sponsored, on the upcoming wall raising and on upcoming fundraisers. *Jennifer Welsh* of the Lee County Habitat for Humanity chapter spoke, thanking Pelican Landing for past and present support.

CDD UPDATE – Tom Stang

Mr. Stang reported that the following were topics of discussion and actions taken at the October 26th Bay Creek, Bayside CDD joint meeting:

- Bay Creek District is looking for a new supervisor due to the resignation of Diane Juneau; CDD management has the information on how to apply for this position
- Hyacinth control tested Longlake and found it to be in excellent condition
- Residents are being asked not to blow lawn clippings from mowing into the lakes
- Walter McCarthy volunteered to test all lakes on a regular basis
- Bay Creek approved Dan Cox as attorney
- Discussion was begun on the cost vs. actual on irrigation water; research will ensue due to past budget overages
- The November meeting was cancelled and the December meeting was moved to 12/14/2009 at 2:00pm

RCH MINE and THE DR/GR COMPREHENSIVE PLAN AMENDMENT – Don Eslick

Presentation was postponed until December.

FINANCE/AUDIT COMMITTEE REPORT – Judi Brown

Ms. Brown presented the written report, which is part of the agenda package on file. *Ms. Brown* responded to a question on the shared PLCA/Pelican's Nest cost to repair cart paths. There was brief discussion on the status of the cost to date for the WCI bankruptcy attorney PLCA hired, which will come up at the next meeting of the PLCA Board.

SUBCOMMITTEE REPORTS

BEACH – Pete Winterberger

Mr. Winterberger commented briefly on the beach restoration project and urged everyone to attend the November 17th meeting.

Mr. Winterberger reported on the committee's search for way to better utilize the beach pavilions and research into setting up other boat trips such as the recent ones to West Bay & Little Hickory, noting that low tides throughout the winter should allow for more beach. *Mr. Winterberger* replied to questions on the shuttle boat schedule and use of lounge chairs on the pavilion deck area; the pavilion is available for neighborhood parties and the use policy is available on the PLCA website.

PRIVACY – Frank Toner

Mr. Toner was not in attendance.

MANAGER'S REPORT – Marie Martel

Ms. Martel's report was distributed prior to the meeting; there were questions on the relevancy of phase II privacy statistics, the burglary by a key holder and the PLCA key holder policy.

UNFINISHED BUSINESS

FLIGHT PATTERNS – Bernie Cramer

There was nothing new to report on this subject.

BEACH EROSION – Tom Betts

Mr. Betts reported that the permit has been filed for the proposed beach restoration project; a copy of the CD is available upon request. *Mr. Betts* gave an update on the status of the beach itself and replied to several questions.

UOC BUDGET SUBCOMMITTEE – Ann Cramer

Ms. Cramer provided reasons for her proposal to establish a budget subcommittee.

A motion was made and seconded that the UOC look into establishing a budget subcommittee and to develop a task force to formulate a charter.

Discussion: statements were made that there already is a process in place and information is available for anyone interested, this would duplicate current efforts and be another level of unnecessary bureaucracy. It was established that the Finance/Audit committee already does what the proposed duties would be. A comment was made that the tone of the proposal cast aspersions on the current subcommittees.

Motion failed: 2 in favor, the rest opposed.

NEW BUSINESS

PLCA BOARD ACTIONS OCTOBER MEETING:

- Approved 2010 Budget
- Approved Roll Dock Usage
- Postponed Sub Committee Guideline Amendment
- Approved \$2,600 from Reserves for Beach generator replacement
- Approved Habitat & Childrens Hospital as community sponsored charities 09/10 season
- Approved amendment to Investment Policy
- Acknowledged & supported Finance Committee beach communications recommendation

Nelson Glueck – Southbridge, in his role as a CDD supervisor, commented for the record that although the UOC & Board 'approved' the Roll Dock usage, they have no jurisdiction over the facility.

A motion was made and seconded to go back to the Board and ask for their support of the United Way as a 2010 community sponsored charity since there are enough volunteers to do the work without the assistance of PLCA staff.

No Discussion;

Motion passed: with 7 opposed.

REQUEST FOR FUNDS

Nancy Russell, member of the Community Center Committee, presented details on the request for lighting and responded to several questions on details.

A motion was made and seconded to recommend approval of an amount not to exceed \$15,000.00 from Capital to add indirect lighting to the Community Center meeting rooms.

Discussion: Howie Ames, resident consultant on this project, gave background information on the preparation of specifications and the bidding process, and was able to answer several questions. Dimming was explained and various alternatives were suggested.

Motion passed: 23 in favor, 11 opposed.

A motion was made and seconded to recommend approval of an amount not to exceed \$3,250 from Reserves to remove tree roots in order to repair cart paths.

Discussion was on the viability of trimming roots without killing the trees and the legality of the easement and the reason for the agreement to divide the cost between PLCA and Pelican's Nest.

Motion passed unanimously.

24/7 EMERGENCY MEDICAL DEPARTMENT – Hal Crane

Informational handouts from the South Lee County Community Hospital Committee were distributed concerning the push to establish a full time emergency department in the area.

A motion was made and seconded to recommend that the PLCA Board send a letter of endorsement supporting the request for a 24/7 medical emergency facility in the Bonita Springs/Estero area.

Discussion: location, the reasons NCH opposes the sell out to Lee Memorial, clarification on what could persuade NCH to sell and the strategies of the hospital committee were some of the topics of conversation.

Motion passed: with 1 opposed.

PLCA ORGANIZATIONAL CHART - Brian Kenedy

The chart was handed out at the last meeting to reinforce where everyone stands within the structure of the community. Discussion was postponed until next month.

BOARD SELECTED TASK FORCE TO REVIEW UOC FUTURE – Brian Kenedy

A motion was made & seconded that the PLCA Board of Directors select a task force to be put together by the Board, not the UOC, for looking into the possibility of coming up with guidelines for tenure or term limits for the Unit Owners' Committee.

Discussion: There was discussion on the UOC imposing term limits and guidelines on subcommittees without any such restrictions on themselves, the pros and cons of term limits and the wording of the original governing documents, which stated that the Presidents of Neighborhood Association Boards & Committees were originally meant to hold the UOC representative position as the duly elected representatives of residents in the individual neighborhoods.

The motion was amended that the PLCA Board of Directors select a task force to review the future of the UOC & its organizational structures.

Motion passed with 1 opposed.

OPEN FORUM

- Detailed information was given on the Holiday House Tour scheduled in December, with proceeds going towards the Children's Hospital charity
- It was requested that the arrangement of the UOC table set up be adjusted to allow the presiding parties to sit on the long side in an attempt to be better heard

ADJOURNMENT 11:22am