

MINUTES OF THE UOC MEETING
November 5, 2008
9:00am @ Pelican Landing Community Center

CALL TO ORDER – *Brian Kenedy, Pelican’s Nest, chairperson*

Mr. Kenedy called the meeting to order at 9:00 am.

ROLL CALL

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

APPROVAL OF MINUTES

Tom McNeil – *The Cottages* made a motion to amend the October 1, 2008 minutes to change under Open Forum the actual number for PIC per unit to a \$270 reduction over a 4 year period. The non ad-valorem tax amount varies by parcel as listed on CDD webpage.

There was a second.

No discussion:

Motion passed unanimously

ANNOUNCEMENTS

- 🍀 PLCA Board Meeting: November 19, 2008 9:00am– Pelican Landing Community Center
- 🍀 Bayside & Bay Creek CDD Meeting: November 24, 2008 is cancelled, the next meeting will be December 8, 2008 2:00pm Pelican Landing Community Center
- 🍀 UOC Meeting: December 3, 2008 9am – Pelican Landing Community Center
- 🍀 Flu Shots – November 11th
- 🍀 Concert on the Lawn November 7th

UNITED WAY – *Karen Denmark*

Ms. Denmark gave a presentation on the start of the Pelican Landing 2008-2009 campaign; the goal is \$40,000.

Jodi Phillips – United Way Representative thanked Pelican Landing for their past participation and looks forward to a successful 2009 campaign.

HABITAT FOR HUMANITY – *Jerry Lanois*

Mr. Lanois gave a presentation on the 2009 Pelican Landing sponsored habitat house, which will be located on Alabama Street in Bonita Springs. An information board is in the lobby.

RESIDENT INPUT ON AGENDA ITEMS

Walter McCarthy made a case that the Beach parking lot repairs should be the liability of the engineer who built it.

CDD UPDATE – *Tom Stang*

Mr. Stang reported from the October CDD meeting that Walter McCarthy was re-elected to the Bayside CDD and Tom O’Neil was replaced by Jim Janek on the Bay Creek CDD. The maintenance building is scheduled to be completed by January 2009.

FINANCE/AUDIT COMMITTEE REPORT – *Judi Brown*

Ms. Brown presented her report; a written copy is on file with the original minutes. Debbie Myers will serve another 3 year term contingent on BOD approval. The Finance/Audit Committee is considering expanding; they currently have 5 members but can have up to 7; resumes should be submitted to Marie Martel no later than November 21st.

There was a brief discussion on investments and Capital Funds account balance and rebuilding that account. There was also discussion on how to announce that resumes will be taken for the committee; *Ms. Martel* stated that an announcement about accepting resumes will be sent out by mass e-mail.

SUBCOMMITTEE REPORTS

BEACH – Pete Winterberger

Mr. Winterberger reported that the island beach continues to deteriorate. The beach equipment is in great shape. The new ranger boat is performing well. The old boat and motor was traded in for a trailer for the new boat. Sharing the shuttle boat operation with the Hyatt is still in discussion. There was discussion on back up beach destinations.

Stephanie Coburn- Bay Crest made a motion to recommend to the BOD that they take action to investigate other temporary beach locations if Big Hickory Island is unusable.

Hal Crane – Bellagio seconded.

No Discussion:

Motion passed unanimously.

Mr. Winterberger requested that PLCA provide money for a wine and cheese atmosphere for the Nature Series. Ms. Martel stated that it is not PLCA policy to provide amenities with money for such things.

PRIVACY – Frank Toner

Mr. Toner reported that the new software was up and running and there will be an e-mail sent out with information on how residents can use it to make their own changes.

MANAGER'S REPORT – Marie Martel

Ms. Martel presented her written report; a copy is on file with the original minutes.

Charlotte McCarty – Bay Cedar suggested John Keifer should be recognized for his help with the mold remediation in the fitness center.

Brian Kenedy –Pelican's Nest made a motion that a letter of thanks be sent to John Keifer by the BOD.

Ken Polley – Waterside seconded.

No Discussion:

Motion passed unanimously.

There was a short discussion on what caused the mold to begin with and who is responsible. It has been suggested that a dehumidifier be added to the fitness room.

UNFINISHED BUSINESS

COCONUT POINT MARINA VACATION ISSUE – Stefanie Coburn

Ms. Coburn stated there was nothing new to report. There was a discussion on PLCA making a claim to the bankruptcy court to establish PLCA rights.

Anne Cramer – Longlake made a motion to recommend that the PLCA Board of Directors file a claim to the bankruptcy court to establish Pelican Landing rights at the Coconut Point Marina.

Ray Eifler - Heron Point seconded.

Discussion: there was debate on how this should be presented to the BOD.

Motion passed unanimously.

PIC REPORT – Nelson Glueck

Mr. Glueck reported that the Canoe Park is under construction. The project was delayed because of design changes and will cost \$40,000 more because of that and they are going to the BOD for approval of that money. PIC will be done by the end of the year. There is money remaining for the landscaping of the Pelican Landing Community Park and Heron Marsh. The CDD will design and ask for recommendations.

BEACH EROSION – Tom Betts

Mr. Betts reported that the final report from Dr. Dean is not in yet. Dr. Dean will report to the BOD and it will be published so residents can attend; the Panel is continuing to meet with coastal engineering firms. There was discussion on the number of people that can go to the beach. Ms. Martel explained that the number of people allowed on the beach at one time is mandated in the settlement agreement.

NEW BUSINESS

ACTIONS BY PLCA BOARD OCTOBER MEETING:

- 👉 Approved Requests for Funds:
 - Sailing - \$8,500 – Replace 2 Sunfish -Replacement Reserves
 - Beach Shared - \$3,950 – Replace 16 batteries for beach electrical system – Replacement Reserves
- 👉 Approved 2009 Budget with Annual assessment of \$1,542.
- 👉 UOC recommendation to form Audit Committee was not approved.
- 👉 Approved temporary expense to maintain lawns of vacant homes that are in foreclosure process until reimbursement can be made from mortgage holders.

John Jarp- Castella asked when the Finance Committee became the Finance/Audit Committee. *Ms. Brown* stated that it has been the Finance/Audit Committee since 2004.

PROPER DRESS ETIQUETTE - *Brian Kenedy*

At this time *Brian Kenedy* turned the chair over to *John Duder*.

Mr. Kenedy - Pelican's Nest reported that a group of ladies believes the clothing men wear while walking, jogging, etc. is inappropriate. They should wear a shirt when doing these activities.

Mr. Kenedy – Pelican's Nest made a motion to recommend to the PLCA Board of Directors that a notice go out if you are going to run you need to wear proper attire, which includes a top.

Ray Eifler - Heron Point seconded.

Discussion: It was expressed that the motion is too vague and questioned whether Pelican Landing wants to get involved in this type of rule. It was noted that proper attire is required at the golf course, tennis, etc.

Stephanie Coburn - Bay Crest amended the motion to say UOC recommends to the BOD 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.

Jay McGivern - Costa Del Sol seconded.

Discussion: It was debated whether this is enforceable or necessary.

Motion failed 7 in favor, 24 opposed.

REQUEST FOR FUNDS

Norman LaRose – The Pointe made a motion to recommend approval of an amount not to exceed \$3,600.00 from Reserves to repair the beach parking lot.

Joan Hyland - Mystic Ridge seconded.

Discussion: The question was raised as to the cause of this happening to the parking lot and if there is any recourse. *Ms Martel* stated that the parking lot was turned over to PLCA in 2002 and there was debris evidently buried before the asphalt was laid. Liability should be with the engineer or landscaper but this was contracted with WCI. *Ms. Martel* will check with the lawyer and engineer.

Motion passed unanimously.

OPEN FORUM

There was discussion on mold, air conditioning units, and humidistats. It was recommended that seasonal residents should have a home watch to check on their homes.

There was discussion on foreclosures how they are going to be maintained. PLCA deals with a local landscaper to mow lawns on foreclosures. Any vacated unit under foreclosure, where the irrigation water is going to be turned off, arrangements have been made with the District to bill PLCA and the cost will be added to the lien on that property.

ADJOURNMENT

Meeting was adjourned at 10:20am.