

**The Pelican Condominium of New Smyrna Beach, Inc.**  
**2401 South Atlantic Avenue**  
**New Smyrna Beach, Fl. 32169**

Board of Directors Meeting

Date: November 12, 2016  
Time: 10:00 am to 10:30 am  
Place: The Pelican Pel House  
2401 S. Atlantic Avenue  
New Smyrna Beach, FL 32169

**1. Call to order and roll call**

The following board members were present: Archie Williams, Perry Flugge, Bob Kosar, Mack Ivey, and Sandy Sage. With all members present the meeting was called to order at 10:05 am.

**2. Verification of Notice of Meeting**

Affidavits were provided confirming mailing of the First and Second Notice of the Annual Meeting of the Association to be held originally on Saturday, October 8, 2016; then rescheduled for November 12<sup>th</sup> due to Hurricane Matthew.

**3. Election of Officers**

Archie Williams stated that only five (5) of the board members elected to run again and with no additional owners running for the board, the members will remain in the same positions with Bob Kosar elected to fill the vacant Secretary position. The new Board of Directors is as follows: Archie Williams, *President*, Perry Flugge, *Vice President*; Mack Ivey, *Treasurer*; Bob Kosar, *Secretary*; and Sandy Sage, *Director*.

**4. Discussion**

Mack Ivey reported that the Financials are on the website in the Owners section. Hard copies are available in the office. The current year has had some unusual expenses due to Hurricane Matthew. We've spent about \$35,000 so far on A/C units that were damaged during the hurricane and other minor repairs. The courtyard lighting is the next fix with that cost being paid from the Reserves.

Sandy Sutherland reported that she's waiting on the estimate for the damage to the landscaping and the lights in the courtyard. She is also waiting on the roofing company to give an estimate for repairs. There have been a few changes on the maintenance team. Chad has left and Sidney was offered a business opportunity that he is unable to pass up. We will miss Sidney and his talents however, he has offered to continue to work on Sundays until we are fully staffed. Ads for maintenance have been placed with limited response. This may be due to people taking temporary jobs doing post-hurricane clean-up. Lynn Loomis will be joining the maintenance team. He has maintenance experience in New Smyrna Beach and has recently relocated back here from Las Vegas. Archie thanked Sandy for her 24-7 work during the hurricane and for managing the maintenance staff.

The Social Committee report is attached. Alecia Williams stated that today at 3:00 pm the entertainment for the owners' dinner will begin and dinner will be served at 4:00 pm. Sandy

Hokanson has moved and will be missed very much, as she was “my partner in crime”. If you’re interested in volunteering to help serve this afternoon, please get in touch with Alecia.

**5. Adjournment**

Archie stated that there will be a brief closed Board Meeting on Monday the 14<sup>th</sup> to discuss the Pelican’s current status and make preparations for the year’s end. There being no other business to come before the Board, a motion was made by Bob Kosar to adjourn. Perry Flugge seconded. The vote was unanimous and the meeting was adjourned at 10:20 am.

**Next Board of Directors Meeting**

Date: To Be Determined – No Meeting in December – Merry Christmas.

## Annual Owners Meeting

Date: November 12, 2016  
Time: 10:30 am to 12:00 noon  
Place: The Pelican Pel House  
2401 S. Atlantic Avenue  
New Smyrna Beach, FL 32169

### 1. Call for Final Balloting / Close of Balloting

Zero (0) owners were running for available Board positions. Five of the current Board Members are remaining on the Board: Perry Flugge D206, Robert Kosar A601, Sandy Sage E204, Archie Williams B606, and Mack Ivey B401.

### 2. Certifying Quorum – Call to Order

Ninety (90) units were represented either via proxy or in person. A quorum was established and the meeting was called to order at 10:20 am.

### 3. Proof of Notice of Annual Meeting

Affidavits were provided confirming mailing of the First and Second Notice of the Annual Meeting of the Association to be held originally on Saturday, October 8, 2016; then rescheduled for November 12<sup>th</sup> due to Hurricane Matthew.

### 4. Reading and disposal of unapproved minutes.

The prior year Annual Owners Meeting Minutes from October 10, 2015, were not read and approved.

### 5. Reports of Officers and Employees

- a. **Treasurer** – Financials are posted in owners section of website.
- b. **Manager** – no report

### 6. Reports of Committees

- a. **IT Committee** – No report. Bill Nelson said the Meraki system still works great; the new system has a few beachside access points that need to be repaired/replaced due to the storm. An owner commented that her private Wi-Fi thru Bright House is acting slowly in her unit. When she called them to report the issue, Bright House replied that they have a cable wire underground that needs to be dug up. Archie commented that this will be put on a punch-list to follow up with Bright House.
- b. **Landscaping and Grounds Committee** – no report
- c. **Social Committee** – see attached report
- d. **Storage Committee** – no report

### 7. Unfinished Business:

Archie Williams began with a recap of the entire Restoration Project thus far that started in 2009 with a new landscaper to improve the Pelican's look. In 2010-2011; the courtyard irrigation, pavers and fencing were done. In 2011-2012; the "west-side" plumbing effort. This was when all the building's water shut-offs were located and water shut-offs added for the individual stacks of each building. This way if any unit has a leak, or is replacing their hot water heater, the stack can be shut-off rather than the entire building. In 2012-2013; Parking Lot Drainage. This was pushed fast due to the parking lot having sink holes. And lastly, the dumpster relocation; the big trucks don't have to maneuver the parking lot, they can access the dumpsters from Hill Street. In 2013-2014 the New Office building / Pel House was built. All irrigation was

upgraded and the Property perimeter was landscaped. Then in 2014-2015, the Parking lot and curbing was done. So today, where we are going in the future, we'd like to create a Marketing Committee and address the VRBO and Air B&B situations. For example, an owner had a block on their unit saying friends/family was coming. But when asked around the elevator how they heard about The Pelican they responded Air B&B. So what happens when this occurs is we violate the contract with our Insurance Company, contracts with the State of Florida, we violate the Fire Code; i.e. on rentals less than 7 days we are suppose to have fire sprinklers over the beds. We violate the Condo Docs and the agreements on hand. These situations really put the complex in jeopardy. The cost could be close to a ½ million dollars to correct or properly meet these needs. So we really need to make sure we work together like in the past 8-9 years. There will be bumps in the road but we can all benefit working together.

## 8. New Business

- a. **Vote on utilizing reserve funds to cover normal budgetary expenses.** Should the Association give the authority to the Board of Directors to utilize reserve funds to cover normal budgetary expenses for the fiscal year ending June 30, 2017 as provided by Florida Statute 718.112(2)(f)(3)? The proxy vote was Eighty-One (81) "yes" votes and Nine (9) "no" votes. The motion passed.
- b. **Vote on reducing financial record of the association by certified public accountant from audit to compilation.** Should the audit of the association financial record by a certified public accountant be reduced from an audit to a compilation for the fiscal year ending, June 30, 2016? The proxy vote was Eighty-Seven (87) "yes" votes and Three (3) "no" votes. The motion passed.
- c. **Vote to amend 13.7 Revision E. Doc.**  
A "Yes" vote will eliminate the current requirement for owners to reinstall storm shutters following the installation of the new Impact Standard Sliding Glass Doors when said doors meet The Pelican engineering installation specifications (available in the office). The proxy vote was Seventy-Seven (77) "yes" votes and Thirteen (13) "no" votes. The motion passed.
- d. **Vote on Members' Resolution to forego Fire Sprinkler Retrofitting Requirements Pursuant to Section 718.112(2)(1).** Simply, we are not a high-rise; we are only six (6) floors and are under the height requirements. We have external doors and walkways allowing us not to be required to conform to this high-rise standard. By having a member ship vote, we protect ourselves from future changes in interpretation of the code. The proxy vote was Eighty-Eight (88) "yes" votes and Two (2) "no" votes. The motion passed.

## 9. Adjournment

The floor was opened up to the ownership for questions and comments.

There being no other business for discussion, the meeting was called to adjourn at 11:50 am.

Owners Present:

Jan & Alan Leontovich, A104

Rob & Trish Kershner, A106

William Nelson, A201

Rosie & Ish Aneja, A202

Edmund & Edith Pantalone, A301 & A405

Steve & Deb Luddy, A506

Pat Shafer & Bob Kosar, A601 & A602

John & Kathy Cornelius, A605

Richard Shaw, B103

John & Denise Balsley, B204

Shirley Leffler, B302

Chad & Jan Phelps, B303

Mack Ivey, B401

Paul & Carol Devenoge, B505

Alecia & Archie Williams, B606

Jean & Glenn Ellis, C101

Gil & Nannette Parrish, C103  
Richard & Susan Stoun, C106  
Bob & Sandi Crittendon, C206  
Sally & Gary Peterson, C303  
Madge Baker, C304  
Frank & Sharon Armetta, C306  
Dan Pohlar, C406  
Carl Michael, C505

Bob Wilson, C603  
Cindy Eckert, C604  
Don & Cheryl McColl, D101  
John Kelley, D105  
Jay Bullock, D202  
Perry Flugge, D206  
Phil Hughes, D303  
Georgia Ann Scheuller, D304