

**MINUTES**  
**Board of Directors Meeting**  
**April 5, 2010**

The meeting was called to order at 9:00 a.m. by President Sandor Korein.

Proof of notice and the presence of a quorum were verified.

**Board Members Present:**

Sandor Korein, President	Don Eslick, Vice Pres.	Dr. Larry Jacobs
Carole Maeder	Anne Mele	David Lisbon, <i>Ex-officio</i>

Also present: Robert Luttrell, Secy. & Treas.

MOTION: Ms Maeder. SECOND: Ms. Mele. To approve minutes of the Board of Directors meeting of March 16, 2010. Motion passed unanimously.

**New Business**

At this time Mr. Korein suggested modification of the order of agenda in order to permit representatives from four insurance firms to make presentations. All members of the Board concurred.

The presenters were:

Elaine Hawkins of Private Client Insurance Services/Specialty Risk, our current agent.  
Jamin Kerby of Lutgert Insurance.  
Sam Bajza and Erin Jennings of Community Assn. Insurance Services.  
Jeff Samas of Wells Fargo Insurance Services (by telephone).

After discussion of the desired quality of the insuror and the need for excess flood coverage, a majority of the Board concluded that Private Client, acting on behalf of American Strategic Insurance, represented the best combination of premium cost and strength of insuror. American Strategic is rated A-, VIII by A.M. Best and is fully admitted in Florida. The recommended policy provides comprehensive coverage, including \$1 million of Ordinance and Law Coverage and Excess Flood Coverage of \$34.9 million. The annual premium will be \$164,335, or approximately \$10,000 less than the current premium. However, the previous "layered" policy provided some coverages not available with the proposed plan; nevertheless, Florida now may prohibit the sale of such policies to condominium associations.

MOTION: Mr. Eslick. SECOND: Dr. Jacobs. To agree to the purchase of insurance through agent Private Client/Specialty Risk from insuror American Strategic Insurance at a premium of \$164,335 per year. Coverages shall include, but not be limited to, \$1 million Ordinance and Law Coverage, Excess Flood Coverage, and a named storm deductible of three percent **per year**.

FOR: Mr. Eslick, Dr. Jacobs, Ms. Mele. AGAINST: Mr. Korein. Ms. Maeder. Motion passed. Mr. Lisbon was directed to contact Ms. Hawkins and 1. Encourage her to do whatever is possible to reinstate "layered" coverage for associations, 2. Negotiate the interest rate charged on premium payments, and 3. Ask her to seek a lower premium for excess flood coverage than the quote of \$54,827.

### **Treasurer's Report**

As of March 31, 2010, the balance in the Operating Account was \$299,469, and the balance in the Reserve Account was \$377,726. This does not include the transfer of \$26,500 from Operating to Reserve to account for the Reserve portion of the April 1 assessment payments.

### **Manager's Report**

Mr. Lisbon presented a list of summer projects to be completed by the staff.

Windows have been installed in the doors at the north and south exits to the garage.

Minor cracks in walls, including those noted in the engineering report, have been repaired.

Two planters on the green roof must be waterproofed to avoid potential structural damage from leaks. Unless there are unanticipated problems, the cost of the job should not exceed \$3,500.

### **Committee Reports**

**UOC/CRC** Bill Ribble encouraged everyone to read the weekly Pelican Landing newsletter available on line. Be cautious in the presence of non-domesticated animals such as pythons, panthers, and coyotes which recently have been seen in Pelican Landing. Scanners located at the gates will be replaced at a cost in excess of \$30,000. Watch for the season-ending social events being held at the Community Center.

CRC will meet today.

**Preventive Maintenance** The committee recommends that the lanai railing maintenance noted in the recent engineering report should be deferred for an indefinite period. Dave Lisbon and Dick Bertrand interviewed four vendors who install solar film on windows and who provided quotes ranging from \$13,000 to \$23,000 for the installation of film on all hall windows. The higher quotes include a warranty on the treated glass. The Committee recommends that one firm shall be invited to install the film without cost on the fifth floor windows in order to test the effectiveness of the film. The objective of the installation is to increase the efficiency of the common area air conditioning system. In response to the engineering report that recommended major renovation work on all lanais, the Committee recommends that all lanai floors should be covered by a sealant; this work will be done by Sorrento staff in order to insure consistent quality.

**MOTION:** Ms. Maeder. **SECOND:** Dr. Jacobs. To authorize the application of a sealant to all lanai floors. This work shall be done by Sorrento staff and will be treated as a common expense despite the fact that it will be performed on the lanais of all individual units. Motion passed unanimously.

**MOTION:** Mr. Eslick. **SECOND:** Ms. Maeder. To select a firm presenting a lower bid, without warranty, to conduct a test, by installing a solar film on windows in the fifth floor hall, to determine if such installation will enable the air conditioning system to operate more efficiently. Passed unanimously.

**Landscape Committee** Thanks to Bill Ribble for obtaining, at no cost, a bench that can be placed on the Sorrento grounds. The Board concurs with the Committee recommendation that the bench should be placed on "Hurricane Island."

**Unfinished Business**

Mr. Korein announced that the date and time of the Special Members Meeting will be Friday, April 23, 2010, at 9:00 a.m. in the Social Room. The purpose of the meeting will be to announce the results of the unit owners' votes on the proposed remodeling projects.

MOTION: Mr. Eslick. SECOND: Ms. Mele. To approve the limited proxy and supplemental information concerning the proposed remodeling to be sent to all unit owners, subject to the deletion of the information concerning quarterly payments. Motion passed unanimously.

The next meeting of the Board of Directors will be held on Friday, April 23, 2010, following the conclusion of the Special Members Meeting.

There being no further business, the meeting was adjourned at 11:40 a.m.