

Approved March 10, 2020

MINUTES  
BOARD OF DIRECTORS MEETING  
February 11, 2020

**Call to Order:** The meeting was called to order by Bob Loomis at 9:00AM.

**Directors Present:**

Robert Loomis – President  
Moustafa El-Khashab – Vice President  
Tom Connell – Secretary  
Richard Ragazzo – Treasurer  
Ed Shinouskis - Director

**Also Present:** Bonnie Schinke– General Manager

**Approval of the Previous Meeting Minutes:** A motion was made by Ed Shinouskis to approve the minutes of the January 7, 2020, Board of Directors Meeting as written. The motion was seconded by Richard Ragazzo. All present were in favor. Motion passed unanimously.

**OFFICERS REPORTS:**

**President's Report:**

Bob Loomis commented that we had an excellent meeting with Fireservices this morning. Fireservices estimated between 90K-100K gallons of water flowed on September 2, 2019, when the sprinkler pipe separated.

PLCA presented their strategic plan which includes demolishing the existing community center and rebuilding a new two story center with approximately 26K square feet of space, adding more bocce courts, relocating the pickleball courts to Coconut Road where the parking for the beach presently exists, relocating the beach parking down to the marina and making improvements to the marina and beach.

Bob also mentioned that Bill Ribble announced that the city of Estero has received the necessary warrants to install a traffic light on US 41 at the north gate of Pelican Landing. The city is working with Lennar and the developer on the east side of US 41 to get them to pay their share of the traffic signal.

## **Treasurer's Report**

Rich Ragazzo estimated the profit for the year will be approximately \$14K . The books will be turned over soon to the CPA firm to be audited. Several of our CD's were called due to their high interest rates and, as a result, we have plenty of cash. Most of the remediation costs have been covered by our insurance carrier except for the deductible of \$5K.

## **Managers' Report**

1. In January Messina guest suite was rented 29 nights and Tuscany guest suite rented 21 nights for a total of 50 nights.
2. Unit rentals - Detail attached.
3. Sales- none at this time however there has been much activity with realtors showing the units.
4. First Quarter Assessments all assessments have been paid.
5. Units for Sale – Available unit for sale are 301, 302, 502, 1603, 1702 and 1703
6. Fire Alarm System – The new strobes are installed at a cost of \$44,209.98
7. Fire Sprinkler System – No issues at this time.
8. Fire Pump (diesel) – Appears to be running fine at this point.
9. Diesel Generator – No issues
10. Landscape – No projects at this time.
11. Pool and Spa – One of the geo thermal heaters in the pool quit working it is 13 years old so we are having a new one installed at a cost of \$8,548.
12. Domestic Water System – No issues
13. Common Area A/C Maintenance /Repairs– No issues at this time.
14. Roof – No issues.
15. Fitness Room – The water cooler runs nonstop. Bonnie is looking into finding a plumber to replace the water cooler.
16. Elevator- Had meeting with both ThyssenKrupp and Otis for Q & A session. Board to determine which contract they will be going with.
17. Flood- All units that were affected by the flood except for unit 203 that has baseboard and some drywall repairs in the entry way and master bathroom, have either been completed or are in the process of the work being done.
18. Insurance – AmCap has approved the floor polishing for the lobbies at \$12,000, the re-staining of the front door at \$1,347, the replacement of wallpaper for all resident hallways at \$18,787 and the new strobes at \$44,210, for a total of \$76,344.
19. Maintenance - Nick has been painting and repairing the benches in the front areas. We ordered replacement slats at a total of \$628. Eight new grill warming racks and 4 new grilling racks were ordered at a cost of \$328. Nick painted all the fire extinguisher boxes in the garage. Dan has kept Nick busy with numerous detailed touch up items on the property to keep the building and property looking good.

20. The staff has been noticing things in and around the building and has been bringing them to my attention to may need to be repaired or replaced. Nick, Dan and Daisy have taking great pride and ownership in keeping this community the best it can be. Dan and Bonnie will perform twice a month fire sprinkler checks on units that are not occupied to catch any possibly of leaks in heads or lines.

### List of possible future Projects

- The insurance company has approved the quotes; to have the lobby floors cleaned and polished, the staining of the front door, these projects will be held off until after season when there are less owners in the building.
- Once the elevator project has been done with new call panels on the floors, we will replace the wall coverings on the elevator door walls for all the floors. This may be either wallpapered or paint to be decided at a future date.

UNIT #	LEASE PERIOD	NAME
202	01/01/20 -10/31/20	George Wallace & Carla Ann Wallace
301	12/01/19 - 01/31/20	Pam Borisch & Timothy Frey
303	01/06/20- 08/31/20	Arrol A. & Mary Jane Flynn
404	01/04/20- 03/31/20	Gerald & Anen Healy
803	01/01/20 - 03/31/20	Larry & Barbara Karaniuk
1002	12/31/19- 04/30/20	Lawrence & Geraldine Kuzimski
1201	01/16/20 – 03/31/20	Edward & Sian Minich
1202	12/01/19 – 06/02/20	Ronald Lewis & Stephanie Olen
1502	11/01/17 – 10/31/21	Jimmy & Beta Lammon
1602	11/01/19 – 05/08/20	Robert & Paula George

## **Committee Reports**

### **PLCA Report**

Kevin Burke reported that meetings are being held to explain PLCA proposed strategic plans. A brochure will be mailed to all residents and a vote will be held in March either for or against the plans.

### **Social Report**

Jane Mook reported on the following events since the last report:

1. December 30<sup>th</sup> -- Sorrento sponsored a Holiday Cocktail Party with 40 attending. Food was delicious. Nancy Loomis was in charge of this very successful party.
2. January 8<sup>th</sup> – Movie night with Downton Abbey as the selected movie. There was 18-20 attendees.
3. January 15<sup>th</sup> – Annual International Potluck party with Polly in charge. Very successful with excellent decorations and with a full social room of 48 attendees.
4. January 23<sup>rd</sup> – Very successful Happy Hour with 29 residents attending.
5. February 2<sup>nd</sup> – Super Bowl Party with different set up from the past. We opted to supply food and charge admission so that there would be food throughout the party. Lorraine Murphy did a fantastic job in setting this up. 25 paying attendees, 2 noneating watchers.

Future Events:

1. Happy Hour, 2/10/20
2. Movie Night, 2/20 – Ford vs Ferrarri
3. Mardi Gras Potluck 2/25
4. Bocce – 3/3
5. Happy Hour – 3/17

The next meeting of the Social Committee will be February 14<sup>th</sup> @ 11:00 a.m.

**Website Development**—nothing to report.

### **Colony Foundation Board**

Rich Ragazzo commented that the board has been very busy creating charters and selecting members for the various committees. The board is also reviewing rules and regulations. All committees should be formed by February 17<sup>th</sup>. Moustafa El-Khashab is on the turnover committee. The board has not taken a position on PLCA strategic plan. The audit firm hired to audit the turnover has an independence issue with Lennar and may not be able to perform the audit. This is

still being reviewed. Lastly, two board members from the Colony and two board members from PLCA are meeting to discuss various cost issues between the two communities.

### **Decorating**

In the last month we purchased accessories for the lobby restrooms i.e. cabinets for the hand towels and accessories. To help finish the lobby restrooms and guest suites we are still looking for pictures (lithographs). This should finish the project.

At the board's request we also purchased dishes, glasses, utensils and miscellaneous things for the kitchen.

### **Old Business:**

Bob Loomis discussed the process the board went through to review the proposals received from Otis Elevator Company and Thyssenkrupp. Both companies came in and made excellent presentations to the board. Bob noted that both proposals were within \$4K of each other. After discussing both proposals and the technology in each proposal, Bob recommended using Otis. Rich Ragazzo agreed that Otis' technology was the latest technology and superior to Thyssenkrupp. A week before the presentations, several board members visited a location where Otis was installing an elevator. Board members commented that the ride was smooth and quiet. Our consultant also leaned toward the Otis technology. Dick Betrand was also part of the review process and agreed with the recommendation to use Otis. The rest of the board also expressed their agreement to use Otis. The cost of the new Otis elevators is approximately \$564K. It does not include replacing the interior cabs of both elevators for approximately \$30K or replacing the 1<sup>st</sup> and 2<sup>nd</sup> floor exterior doors for approximately \$8K.

We currently do not know how much of the costs will be covered by insurance. Rich Ragazzo commented that the elevators were to be replaced in the reserve study in 2028. With a prorated share of the reserves for the elevators and cabs, and the fact the fire panel was covered by our insurance, we have approximately \$450k embedded in the reserves. At his time we do not anticipate any special assessment or increase in the reserve funding.

A resident asked about the level of noise in the operation of the new elevators because they currently experience noise in their unit. Moustafa El-Khashab suggested having Otis come into their unit to assess the cause of the noise.

Rich Ragazzo made a motion to approve the Otis elevator contract for \$564K. Ed Shinouskis seconded the motion. All present were in favor and the motion passed unanimously.

Bob Loomis requested we get Otis in this week to sign the contract and provide the downpayment.

**New Business:**

A motion was made by Rich Ragazzo to approve the contract with Imperial Fire Alarm and Security to install new strobe lights for \$44,210. The motion was seconded by Ed Shinouskis. All present were in favor and the motion passed unanimously.

A motion was made by Tom Connell to approve the contract with Symbiont Service Corp to replace the pool heater for \$8,548. The motion was seconded by Ed Shinouskis. All present were in favor and the motion passed unanimously.

**Member Suggestions and Comments**

None

**Date of the next meeting:** The date of the next meeting of the Board of Directors will be Tuesday March 10, 2020 following the Annual Meeting at 9:00AM.

**Adjournment** – MOTION was made by Rich Ragazzo and was seconded by Moustafa El-Khashab to adjourn the meeting at 10:05AM. All present were in favor. Motion passed unanimously.

Respectfully Submitted,  
Tom Connell, Secretary