

# **PELICAN BAY PROPERTY OWNERS ASSOCIATION, INC.**

## **Board Meeting Minutes**

**Thursday, April 12, 2007**

The meeting was called to order by President Mike Coyne at 2:00 p.m. in the Boardroom of Suite 600 in the Sun Trust Building at 801 Laurel Oak Drive. Board members present were Howard Bennett, Susan Boland, Harry Coburn, Mike Coyne, John D'Aquanno, Stan Farb, Allan Grossman, Marvin Peterson, Ed Rossini and Dave Trecker. Jim Hobin was absent.

PBPOA members Bill Klauber and Phelps Langtry attended the meeting.

The president determined there was a quorum.

Because there was not a quorum at the Annual Meeting, Mike Coyne said that an issue had been raised as to whether the new directors, Susan Boland and Stan Farb, had been properly elected. To validate their election, Mike Coyne declared the positions previously held by Libbie Bramson and Dick Laughlin vacant, and Marv Peterson moved to appoint Boland and Farb to fill the vacated slots. The motion was seconded and approved unanimously.

The Board approved the minutes of the February 8, 2007, Board meeting.

### **Treasurer's Report**

John D'Aquanno presented financial reports for year-end 2006 and January and February (attached). The balance on March 31 was \$396,926. Current membership is 2,966 households. The treasurer's report was approved unanimously.

### **President's Report**

Mike Coyne reported on a briefing that he received from the Foundation staff to the effect that the PUD authorizes 7,800 dwelling units to be built in Pelican Bay. At present there are 6,740 that have been "permitted." This leaves 1,060 units in Pelican Bay still available to WCI that arguably could be constructed. Because there is no available land for construction, in order

to use those units, WCI would have to acquire mid-rises and replace them with high-rises. Should WCI ever undertake to do this, it was suggested that the March 27, 1989 agreement between WCI and the PBPOA might provide the community with some legal leverage in that eventuality. Mike suggested the PBPOA board consider conveying those rights to the Foundation, in return for some consideration, in the belief that the Foundation is in a stronger position to advocate for the community's interests.

## **Committee Reports**

Harry Coburn, liaison to the Foundation, reported that Bill Carpenter and Bob Uek won the recent election for directors. At the Foundation's Annual Meeting, it was revealed that Jim Carroll had resigned. Henry Price was named to serve the remainder of Carroll's term.

John D'Aquanno, liaison to the Pelican Bay Services Division (PBSD), reported the following.

- Coleman Connell was elected chairman, and John Domenie, vice chairman.
- PBSD is investigating ways to make Pelican Bay Boulevard more biker friendly.
- The Breakwater has had a number of recent break-ins. The residents there have requested path lighting along Vanderbilt Beach Road. They have also formed a neighborhood watch group.
- The time for board meetings has been changed to 9 a.m. on the first Wednesday of each month.

Ed Rossini, chair of the Legal Committee, reported that the appellate court upheld the decision of the trial court on the Cap d'Antibes lawsuit. As a result, Gulf Bay is permanently enjoined from building Cap d'Antibes in its proposed form.

## **Old Business**

The Board approved payment of bills from Jim Carter for consulting and from Phase V for a telephone survey.

The Board approved March 13, 2008, as the date for our next annual meeting.

Dave Trecker reported on the status of the incorporation project. Results of the two surveys indicated that a majority of the respondents wanted to proceed with the proposed workshops in order to get more information about cityhood and then to vote on whether to begin the actual incorporation process.

The Board approved a resolution, by an 8-2 vote, to organize the workshops jointly with the Foundation and to share the cost of the workshops and subsequent referendum with the Foundation.

The Board then approved a press release about the survey results and future study plans.

The Board also approved a motion to provide a copy of the Canada report on incorporation to the Foundation board and to make the report available to PBPOA members to read in our office.

### **Nominating Committee**

Marv Peterson, Chair of the Nominating Committee, recommended the following slate of officers for the April, 2007 – March, 2008, period.

President .....Dave Trecker

Vice President.....Jim Hobin

Secretary.....Harry Coburn

Treasurer.....John D'Aquanno

There were no nominations from the floor, and the board unanimously approved the officers.

Dave Trecker suggested that the change of officers be effective after the present meeting.

### **New Business**

Mike Coyne proposed ...

- that a committee be appointed to review the current procedure for electing new directors at our annual meetings,
- that a committee be appointed to study the dues structure of the PBPOA, and

- that he, Mike Coyne, be authorized to explore the cost of upgrading the quality and content of our web page and to report back to the board for authority to proceed.

Dave Trecker agreed and said he would appoint the proposed committees.

The next Board meeting will be held on Thursday, May 10, 2007

The meeting adjourned at 4:00 p.m.

Respectfully submitted,

Dave Trecker, Secretary