

PELICAN BAY PROPERTY OWNERS ASSOCIATION, INC.

Board Minutes – Thursday, May 8, 2008

The meeting was called to order by Vice-President Hobin at 2:00 p.m. in the Boardroom of suite 600 in the SunTrust Building at 801 Laurel Oak Drive. Board members present were: Susan Boland, John D'Aquanno, Allan Grossman, William Klauber, Marvin Peterson, Ed Rossini and Terry Upson. David Trecker and Stanley Farb attended by conference call.

The vice-president determined there was a quorum.

The Board approved the minutes of the March 20 and April 10 Board meetings.

John D'Aquanno reported on the treasury and membership numbers. John noted that the February and the March treasurer's report had been corrected and copies were dispersed (see attached). John moved that any expenditure exceeding \$500 be approved by the Board. Discussion followed. Stan Farb amended the motion by raising the amount to \$1,000. This was seconded by Allan Grossman. Three opposed the amended motion and seven were in favor.

The Board approved the treasurer's report.

Committee Reports

Foundation – Terry reported that Chairman Naegele commented on the favorable outcome of the fishing pier issue and Dave's handling of the issue.

Terry said there was much discussion of the purchase of the apartment building for season workers.

Terry distributed a draft motion by Mike Coyne proposing new Committee Chair guidelines to be acted on at the next meeting (see attached).

Terry said that it was resolved that the special assessment would end at the earlier of a return to normal pattern of home sales or 2010, whichever comes first.

Services Division – Bill reported that there were comments from the audience concerning the need for overall lighting.

Bill said that there was a compromise regarding the Clam Bay restoration. It is 5 years instead of 10 years. Further discussion at the meeting concerned the propriety of Jim Burke's position representing PBSB.

John Petty, consultant, has a new contract - \$48,000.

Ed Rossini asked about the Permeability/Impermeability issue. Ed heard that the new Gulf Bay addition is 81 impermeable. Ed heard that they are going to try to borrow from all of Pelican Bay.

Legal – Ed reported no pending litigations he knows of.

Social – John D'Aquanno told Susan that the co-sponsored events that were supposed to be categorized under Year-Rounders have been put under special events in the budget in error. Susan said that she will be over the Year-Rounders budget by more than \$1250 because of this. Susan would like to leave it the way John has done for '08. Marvin made a motion that the minutes of Oct. 18, 2007 be amended to show the costs of the co-sponsored events of Feb., March, and April of '08 should be offset against the Year-Rounders budgeted amount. The motion is to correct the intent of the Board to show that such costs should not be charged against the Year-Rounders budget but to Special Events. This motion was seconded by Ed Rossini. All were in favor.

Susan will approach Jim Hoppenstadt on co-sponsoring the charity event in October for the Vanderbilt Library. Terry suggested The Foundation approach their bank (Wachovia) on helping out.

Susan passed out a Year-Rounders schedule for '08 (see attached).

Old Business

Fishing Pier – Dave commented on the great job Stan did on organizing the petition drive. At the latest count there are 1275 signatures. He also recognized the work Allan did in getting the conservancy lined up to oppose the pier.

Money to Roetzel and Andress netted PBPOA on TDC funding, a little on environmental issues, and quite a bit on zoning. Dave said that monetary transfer from TDC funds and monetary increase would require a change in ordinance. This would require a 4 out of 5 commissioner's vote in favor. Dave also commented that both statute and County ordinance have a restriction on use of TDC funds; a restaurant or snack bar is not included. This could be challenged if they try to build one.

Dave said that the County had not properly placed the pier with regard to the zoning district into which it would fall. There are two zoning districts involved in regard to the onshore building-The Vanderbilt Beach overlay to cover the north and the Pelican Bay PUD to cover the south. Rezoning would be needed.

Special variances would have to be achieved for a restaurant.

Commissioner Fiala said she wasn't convinced that pier should be discarded at this point. Commissioner Coletta said that there should be a public referendum.

Dave said that in the Executive Summary (see attached) the staff is recommending the Delnor Wiggins area be reappraised as a possible site; engineering permit and construction work to be planned for the onshore building. This would require getting approval from WCI, who is the declarant, on the transfer of the land to the County. If they are unsuccessful in getting the approval from WCI they would fall back on the original plans for the onshore building.

Dave asked that 3 or 4 of our Board be ready to speak at the Commissioners' meeting on Tuesday, May 13. Allan said there is a strategy meeting on Monday May 12 at 11 a.m. at the Community Center. Allan suggested anyone planning to attend the May 13 meeting should be at the strategy meeting.

Dave said that if the pier is defeated or doesn't come up on Tuesday, the Board will have to take a position as to whether it is going to oppose the onshore building. Allan said the Board should support the enlargement and improvement of the bathroom facilities.

A motion was made by Bill Klauber that the Board continue its opposition to the pier as well as any general facilities building. That the Board will do all it can to cooperate in the improvement of the restrooms short of that. This was seconded. All were in favor.

The Board said that the other organizations of the North Alliance should contribute funds to the pier project. Stan made a motion that PBPOA does not spend any more money beyond what's been allotted until there is an equal amount spent combined by the other members of the alliance. This was seconded. Discussion followed. Marvin amended the motion to say "the money already expended to date in the amount of \$20,000" in place of "allotted". Ed seconded the amendment. One opposed, nine approved. Amendment passed.

Library Branch – Bill reported that the main concern of the library is the opening of the new library.

Clam Bay – Dave said that we received credit for our activities.

New Business

Director Vacancy –John D’Aquanno said that he has a resume submitted by a person interested in the position (see attached). Jim thinks we should notify the candidate who ran electorally that the position is open. A motion was made by Jim Hobin that the Board notify Canning that the vacancy exists on the Board and that this vacancy will be filled at our next Board meeting. After discussion Jim withdrew the motion. The decision to choose a director has been deferred indefinitely.

Foundation/Concerned Citizens – Dave said that a PBPOA member requested a censure of the behavior of gentlemen on the Concerned Citizens Committee. Bill thinks we should be letting the public know what we are doing. Bill said he would write an article for the Post. Susan will contact Gwen to confirm PBPOA being in each issue of the Post.

Person of the Year –Dave said this is to remind Allan and Stan to be thinking of persons.

Next Board Meeting – October 16, 2008

The meeting adjourned at 4:55 p.m.

Respectfully submitted,

Susan Boland