The Cottages at Pelican Landing Board of Directors Meeting Minutes

Location: Pelican Landing Community Center and via Zoom

Date: October 15, 2025

Time: 9:34 AM

Attendees:

Cathy Scovel – President

Dennis Lowe – Treasurer

Richard Harper – Secretary

Thomas Pfuner – Resort Management

Call to Order:

The meeting was called to order at [redacted] 9:34 AM

Approval of Prior Minutes:

Tabled

Financial Report:

Presented by Dennis Lowe. The financials are sound, and some positions will be ending the year under budget.

Landscape Report:

Presented by Cathy Scovel. The trimming of the palm trees was finished.

Maintenance Report:

Richard Harper explained the electrical bid from Westcoast Electric, how it came in lower +$8,000. - compared to +$10,000.00) and how he is going to communicate with the Electrical contractor that some parts (additional photocell) might not be needed

Old Business:

Budget Workshop - Dennis Lowe then presented the 2026 Budget, draft #4 and explained it, including the reserves calculations in detail. The present directors were engaged and found the work done by Dennis Lowe very comprehensive.

New Business:

Thomas Pfuner was tasked to submit the budget for “final” check to the financial representative at Resort Management and then send the finished product out to, first the directors only and then the homeowners.

Next Board of Directors Meeting:

November 19, 2025

Adjournment:

With no other business to be discussed, the meeting was properly adjourned at [redacted] 10:02 AM

Richard Harper made the motion, Dennis Lowe seconded the motion, and all board members were in favor.

Respectfully submitted by

Thomas Pfuner, CAM, Resort Management