

**The Masters at Pelican Sound  
Homeowners Association, Inc.  
Board Meeting Minutes  
Wednesday, October 12, 2011**

Minutes from the Budget Workshop Meeting of the Board of Directors held  
October 12, 2011 in the Waterside Room

**The meeting was called to order at 9:02 A.M. by President Kurt Blumenthal.**

**Proof of Notice** – Notice was posted on property per Statute.

**A Quorum of the Board was noted.**

**Board members Present:** Kurt Blumenthal - President  
Robert Chambers – Vice President  
Terry Mountford - Treasurer  
Arnold Mantilia - Director  
John Fenton- Secretary (via teleconference)

**Also present:** James Meade and Heather Keel of Cambridge Management, as well as, Steve Hart of Collier Financial.

**Review of Preliminary 2012 Budget:** Steve Hart conducted a line by line review of the preliminary 2012 Budget. The following line items were addressed in detail and discussion followed.

- Mailboxes:
  - A Reserve line item was created for the replacement of mailboxes.
  - A recommendation was made to gather information for quarterly maintenance on the mailboxes to help extend the life expectancy.
  - The operating line item for mailbox repairs was increased to \$1500.00.
- Landscape:
  - A discussion was held regarding the Oak tree trimming schedule. The current schedule is to have the Oaks trimmed every three years. It was suggested that due to the size and location of the Oaks that we alter the schedule to trimming every two years. \$3000.00 was added to the operating budget for the trimming of the Oaks in 2012.
  - A brief discussion was held regarding the Greenscapes Contract. Jim Meade is to set up a meeting where the Contract renewal can be reviewed in detail.
  - It was noted that many of the palms in the Community are maturing to a height of more than 14 feet. It was recommended that we increase the palm tree trimming budget to accommodate the additional palms.
  - It was also suggested that a letter be mailed to all homeowners with regard to the irrigation heads that are located under the eaves of the homes. There

have been a few instances where the heads have broken and have caused water damage and mold in the interior of homes.

- Painting:
  - The Masters is scheduled to be painted in 2012. Consideration is being given to delaying the project for an additional year. In order to make an informed decision, the Board asked Jim Meade to contact Sherwin Williams to provide an opinion as to the condition of both the paint and caulking.

**New Business:**

- A Motion was made by Kurt to sponsor a hole for the Estero Golf Team in the amount of \$35.00. The Motion was seconded by Terry and passed unanimously.
- Kurt provided a brief update on the current NVR Vote on the PSGRC Document Changes.
- Next Meeting is the Budget Adoption Meeting which is scheduled for December 13, 2011 at 2:00 P.M in the River Club.

**Adjournment:**

There being no further business to discuss, Kurt Blumenthal made a motion, seconded by Bob Chambers to adjourn the meeting. All in favor, motion passed, the meeting was adjourned at 10:37 A.M.

Respectfully Submitted by,

James Meade, CAM  
Cambridge Property Management