

**The Masters at Pelican Sound
Homeowners Association, Inc.
Board Meeting Minutes
Tuesday, December 13, 2011**

Minutes from the Budget Adoption Meeting of the Board of Directors held
December 13, 2011 in the Waterside Room

The meeting was called to order at 2:04 P.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
John Fenton- Secretary

Board Members Not Present: Arnold Mantilia - Director

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

Discussion of Proposed 2012 Budget Categories

- **Extermination:** A question was raised regarding the procedure utilized by Massey Services to monitor and rebate the Bait Stations. Jim Meade will follow up with Massey regarding the outstanding questions and report back to the Board of Directors.
- **Tree Trimming:** Palm height counts and the trimming rate was finalized with Greenscapes so that the final budget number could be established. Oak Tree trimming will take place in 2012 at a cost of \$15.00 per oak with an estimated 30-32 oak count.
- **Insurance Renewal:** Jim Meade will ensure that we obtain quotes from several Insurance Companies prior to renewal.
- **Painting and Roof Cleaning Reserve:** Steve Hart confirmed that the Reserve Schedule is based upon painting every seven years and cleaning roofs every three and a half years.
- **Mulch:** The initial mulch installation was applied. Jim Meade is to follow up on the additional mulch that was to be installed in areas where further mulch is needed.

A Motion was made by Bob Chambers to adopt the 2012 Budget as presented. The Motion was seconded by John Fenton and passed unanimously.

Minutes: A copy of the previous meeting minutes were provided to the Board of Directors for review prior to the meeting. Two changes were noted as follows; the addition of Dusty Fontain to the list under the heading *Also Present* and a spelling correction under the heading of *Painting*.

A Motion was made to approve the Minutes of the previous meeting with the noted corrections by John Fenton. The Motion was seconded by Bob Chambers and passed unanimously.

Next Meeting: The next Board Meeting is scheduled for February 2, 2012 at 2:00 pm.

Annual Meeting: The Annual Meeting is scheduled for March 22, 2012 at 11:00 am.

Adjournment:

There being no further business to discuss, Bob Chambers made a motion, seconded by John Fenton to adjourn the meeting. All in favor, motion passed, the meeting was adjourned at 2:43 P.M.

Respectfully Submitted by,

James Meade, CAM
Cambridge Property Management