

**The Masters at Pelican Sound
Homeowners Association, Inc.
Annual Meeting Minutes
March 18th, 2010**

Minutes of the March 2010 Annual meeting of the Members of the Masters at Pelican Sound Neighborhood Association Inc., held on March 18th, 2010 in the Waterside Room, Pelican Sound Golf and River Club Clubhouse, Estero, FL 33928.

Call to order: The meeting was called to order by Marcy Holtz at 2:39 p.m.

Board members Present: Marcy Holtz – President/Landscape Chairlady
Don Jancin – Vice President/ ARC Chairman
Jim Maher – Secretary
Arnold Mantilia – Treasurer

Homeowners Present: Approximately 60 individual members were present.

Also present: James Meade, C.A.M. of Cambridge Property Management, and Steve Hart of Collier Financial

Quorum: A quorum of the Board was noted.

Proof of Notice: Proof of notice was given by Marcy Holtz.

Reading or disposal of previous meeting minutes:

The minutes for the Annual Meeting of March 4, 2009 were read. A motion was made by Don Jancin and seconded by Arnold Mantilia to approve the minutes as read. All in favor, minutes are approved.

Call for Nominations from the Floor:

None were offered.

Election of Directors:

Election balloting results, as reported by Steve Hart, in the order of the number of votes garnered:

1. Bob Chambers
2. John Fenton
3. Arnold Mantilia
4. Marcy Holtz

By pre-agreement, and keeping with the staggered terms called for in our Documents, the party polling the least number of votes is to serve a term of one year.

Management Report:

Jim Meade introduced himself and his company, Cambridge Management. He mentioned that Cambridge now manages 17 of 22 associations in Pelican Sound; that he dedicates himself fulltime to Pelican Sound; that they have added and reconfigured their staff to accommodate this; that a new phone number 249-7000 has been placed into service; and finally that a person will answer all inquiries, which will be addressed within 24 hours.

Director's Report:

President – Marcy Holtz thanked John Phillips and Bob Daley for their assistance throughout the year. Marcy then listed accomplishments, including distribution of meeting agendas by email; roof cleaning; tighter billing procedures; adoption of PSGRC docs that strengthen the Association's ability to sanction members; use auto-debit for collection of annual assessments; the \$100 re-bate on the 2010 annual assessment; sponsorship of golf holes for charitable purposes; and the recently completed membership satisfaction survey. A town hall style gathering is scheduled for April 22, 2010 to present the preliminary findings of the study to the membership. Lastly March read her letter responding to Jim Wilson's resignation.

Vice-President – No Report

Secretary – No Report

Treasurer – No Report

Reports of Committees:

- **ARC Committee** – See attached report.
- **Landscape Committee** – Marcy Holtz reported on plantings around utility boxes; the reduced use of pine straw; watering restrictions; the need going forward to wait for warmer temperatures before taking action on affected plantings; impending trimming of live oaks bordering the community roadways, scheduled for May/June 2010; and impending trimming of palms before commencement of the hurricane season.

Unfinished Business: None

New Business:

1. Vote to rollover excess 2010 Association Funds - Steve Hart reported 77 votes in favor, none against, 1 abstention. Approved.
2. Vote to waive CPA review/compilation of December 31, 2010 Annual Financial Statement - Steve Hart reported 72 votes in favor, 4 against, 2 abstentions. Approved.
3. Revision to Plant Replacement Referendum – Approved

Open Discussion:

Members' discussion ensued during the lag time while the votes were being counted.

Questions of tree trimming were raised. What will be trimmed under the landscape contract program – only trees bordering the roadway, the remaining trees are individual homeowner's responsibility. Can the homeowner do it himself, or do they need a certified arborist or certified arborist's opinion to do so? Don Jancin will research needed certified arborist involvement. Does this trimming need an ARC application or approval? – No.

Questions were asked regarding the Rte. 41 entrance monument. Rusty DeMueles, as chair of the responsible RRCDD committee reported the status.

Questions regarding the roadside gutters were raised. The response was that it is PSGRC responsibility, though audience sentiment seemed to suggest that due to the modest cost, the Master's Association undertake the work.

Sonia Maher read a memo raising the issue of adequate written policy and procedure to govern financial matters, copy attached.

Steve Hart was called upon by John Phillips to offer a response. Steve mentioned use of generally accepted accounting procedures, adherence to Florida statutes, the openness required by the Florida Sunshine Laws, and the prospect that there are among the membership the relevant skills to undertake such a review internally. Member Susan Cohen raised her hand and spoke in favor of a stronger procedure, reiterating the need for GAAP particularly in the not-for-profit environment, as a protection for both those who serve and the membership.

Adjournment:

With no further business to discuss, a motion to adjourn the meeting was made by Don Jancin, seconded by Arnold Mantilia, all in favor; the meeting was adjourned at 3:29P.M.

Respectfully Submitted by,

Jim Maher, Secretary
Masters Board of Directors