

**The Masters at Pelican Sound  
Homeowners Association, Inc.  
Minutes of Board Meeting  
Tuesday September 14th, 2010**

Minutes from the meeting of the Board of Directors held  
September 14<sup>th</sup>, 2010 at the Waterside Room –Pelican Sound Main Club

**The meeting was called to order at 2:05 P.M. by President Marcy Holtz**

**Proof of Notice** – Notice was posted on property per Statute by Marcy Holtz

**A Quorum of the Board was noted with 4 of the 5 Board members present in person and 1 via teleconference.**

**Board members Present:**

- Marcy Holtz - President
- Arnold Mantilia - Treasurer
- Robert Chambers – Vice President
- John Fenton- Secretary
- Don Jancin – Director (via teleconference)

**Also present** James Meade, C.A.M. and Nicole Taranto of Cambridge Property Management.

**Reading or waiver of minutes:**

- A motion was made by Arnold Mantilia and seconded by Bob Chambers to waive the reading of the June 8<sup>th</sup>, 2010 minutes and approve them as submitted. All in favor, motion approved.

**Property Management Report:** Jim Meade asked that the Management Report be tabled until later in the meeting.

**President's Report:** Marcy reported that the NVR's met to review the draft 2011 Pelican Sound Budget. There was extended discussion regarding competing methods to fund the reserve account. The final budget will be presented upon approval.

**Treasurer's Report:** Treasurer Arnold Mantilia reported that the association is in excellent financial condition. Expenses are under budget, there is \$301,467 in the reserve account. The one outstanding foreclosure has been sold to the bank and there are no outstanding delinquencies. Due to the drop in interest rates the Board was informed that the Association may be advised to place reserve funds in money market accounts, rather than roll over the current CD's.

**Reports of Committees:**

- ARC Committee
  - Bob Chambers, Chairman of the ARC committee submitted the minutes of the July 22, 2010 ARC meeting. Bob reported that 3 ARC applications were approved;
    - 21825 (remove/replace plants)
    - 21825 (expand driveway)
    - 21792 (replace plants)

- Property Inspection – The 2<sup>nd</sup> quarter inspection by the ARC committee resulted in 11 violations noted. The list will be forwarded to Jim Meade to send the approved letter #1 to referenced homeowners.
- Don Jancin asked that the list be forwarded to the BOD for review prior to sending letters.
- The next meeting will be Sept 28<sup>th</sup> 2010.
- Landscape Committee
  - Callophyllum trees- Marcy reported that the Callophyllum tree removal project has been completed
  - Frost damage – most of the plants damaged by the extended period of cold weather have fully recovered.
  - Entrance Improvements – Marcy reported that following the completion of the construction work at the entrance near the golf course, new sod and pavers will be installed to create a pathway to be used by golf carts for maintenance and shot gun starts.

**Management Report:** Jim Meade presented the Management Report which was emailed to BOD members and attached as a reference.

**OLD BUSINESS:** None

**NEW BUSINESS:**

**Carriage Lamps** – Bob Chambers raised the issue of the condition of the carriage lights. The lamps were repainted in 2006 and are oxidizing again. After much discussion it was decided that the ARC committee would obtain a count of deteriorated lights to determine the extent of the problem. Additionally Jim Meade will contact Wilson Lighting to determine the availability of the model in use and current pricing.

**Mailboxes** – The condition of the mailboxes was also raised. Mailboxes were replaced approximately 5 years ago with homeowners assessed \$250.00. Jim Meade presented pricing for replacing the mailbox and painting the post in place (\$115) vs. replacement of the mailbox and removal of the post for off site painting by Lykins for \$155. Jim Meade will obtain updated pricing and further options.

**Powerwashing Curb & Gutter** – Jim Meade will obtain updated pricing (to include entrance curbing) and additional bids for power washing of the Masters curb and gutters. Marcy will obtain permission and inquire as to planned community wide curb & street cleaning.

**Back Flow Landscaping** – Bob Chambers requested that the association move forward with landscape installations at exposed backflow valve locations. After much discussion, it was decided to have Greenscapes provide an updated proposal and make a final decision at the October meeting.

**Review of Proposed Landscape Responsibility Revisions** – After much discussion, further changes and revisions were requested. Marcy will provide a draft for the October Meeting.

**Electronic Distribution of Information** – Florida statutes were recently changed to limit distribution of Homeowners' e-mail addresses, phone numbers and addresses. Further clarification of the new law is necessary. The use of the blind copy line to protect homeowners' information is sufficient at this time.

**Review of the Masters HOA Documents** – Given legislative changes and recent court decisions which would affect collection of past due assessments, Jim Meade will obtain a quote from our attorney to review and amend the Masters Documents.

**Homeowners Questions:**

- Clean up of the “Park Area” was discussed. Pelican Sound will be solicited to clean out this area.

- Royal Palm Cleaning – The possibility of pressure cleaning the base of the Royal Palms was discussed. Marcy will speak with Pelican Sound regarding permission, and Jim Meade will discuss the efficacy with Companies providing landscape services within Pelican Sound.

**Adjournment:**

There being no further business to discuss, the meeting was adjourned at 3:36P.M.

Respectfully Submitted by,

James Meade, CAM  
Cambridge Property Management