

**The Masters at Pelican Sound  
Homeowners Association, Inc.  
Minutes of Board Meeting  
Tuesday October 19th, 2010**

Minutes from the meeting of the Board of Directors held  
October 19<sup>th</sup>, 2010 at the Waterside Room –Pelican Sound Main Club

**The meeting was called to order at 1:05 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.**

**Board members Present:**

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

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

**Reading or waiver of minutes:**

- A motion was made by Marcy Holtz and seconded by Arnold Mantilia to waive the reading of the September 14<sup>th</sup>, 2010 minutes and approve them as submitted. All in favor, motion approved.

**Property Management Report:** Jim Meade did not give management report; the main focus of this meeting was the 2011 proposed budget.

**2011 Proposed Budget -**

Steve Hart of Collier Financial presented a review of the proposed 2011 Budget and reviewed each line item separately. Items discussed included: end of year surplus, insurance costs for 2011, and landscaping costs, small increases in fees, reserves and maintaining the quarterly assessment at the 2010 level. The Budget Adoption BOD meeting is scheduled for December 14, 2010.

**President's Report:** Marcy reported that Pelican Sound will hold a special BOD meeting on 10-21-10 at 1:30pm to discuss the Riverfront Safety Project. Following that meeting the NVR's will meet to vote on the 2011 Pelican Sound Budget.

**Treasurer's Report:** Treasurer Arnold Mantilia reported that the association is in excellent financial condition, and there are no collection issues.

**Reports of Committees:**

- ARC Committee
  - There are currently 2 applications open for the ARC committee
  - The Colisimo Application has been approved and is moving forward.

- The committee will be putting together a list of homes which have driveways in need of pressure washing. This list will be forwarded to Cambridge Management and letters will be sent to these homeowners.
- Landscape Committee
  - There are some small areas of turf that are in need of weed treatment or sod replacement.

### **OLD BUSINESS:**

**Carriage Lamps** – The issue of the condition of the carriage lights discussed. The lamps were repainted in 2006 and are oxidizing again. It was decided that the BOD will compose a letter to be sent to homeowners addressing this issue and the need to either refurbish or replace their carriage lamps.

**Mailboxes** – More discussion was held with regards to replacing mailboxes. Jim Meade presented pricing from Lykins Signtek for replacing the mailbox and painting the post in place (\$106 each) vs. replacement of the mailbox and removal of the post for offsite painting by Lykins for (\$176 each). A request was made to take a look at the mailboxes in Pinehurst which were recently replaced, and obtain information on who completed the job, pricing etc.

**Power washing Curb & Gutter** – Jim Meade obtained pricing for this project. Pelican Sound is scheduled to clean the streets and power wash the curbs throughout the community. It was decided to hold off on this project pending the completion of this job by the master association to assess the quality of the completed work.

**Back Flow Landscaping** - Bob Chambers made a motion to accept the proposal for \$180 from Greenscapes to landscape around the exposed back flow; the motion was seconded by Arnold Mantilia and passed.

**Review of Proposed Landscape Responsibility Revisions** – After much discussion, one additional change was made with regards to plant replacement in the proposed document. Having no other changes to be made the Landscape Responsibilities was approved as amended.

**Review of the Masters HOA Documents** – Jim Meade contacted the Association Attorney regarding pricing for review and amending of Association Documents. The price would be approximately \$5000. Price could be reduced if a committee did the initial review.

### **New Business:**

Marcy Holtz requested the BOD consider sponsoring a hole in the up-coming tournament fundraiser for the Estero HS golf teams. Motion by Bob Chambers, seconded by Don Jancin to sponsor a hole for \$35.00. All in favor, motion passed.

### **Adjournment:**

There being no further business to discuss, the meeting was adjourned at 2:36P.M.

Respectfully Submitted by,

James Meade, CAM  
Cambridge Property Management