

**The Masters at Pelican Sound
Homeowners Association, Inc.
Board Meeting Minutes
Wednesday May 4th, 2011**

Minutes from the meeting of the Board of Directors held
May 4th, 2011 at the Riverside Room

The meeting was called to order at 2:05 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
Terry Mountford - Treasurer
Arnold Mantilia - Director
John Fenton- Secretary

Board Members Absent: Robert Chambers – Vice President

Also present James Meade, C.A.M of Cambridge Management

Reading or waiver of minutes:

A motion was made by Arnold Mantilia and seconded by John Fenton to waive the reading of the April 5th, 2011 minutes and approved them as submitted. All in favor, motion approved.

Property Management Report: Jim Meade provided an update on 21744 masters Circle. Jim reported that he was able to meet with movers removing furniture from the home in order to restore electricity to the irrigation timer. Jim is also working with Wells Fargo to resolve the trimming of the Areca Palms.

Jim also reported a request from the Master ARC committee to send follow up violation letters. Jim reported that a proposal had been executed to fill the sink hole at 21780 Masters Circle.

President's Report: President Kurt Blumenthal reported on the following subjects:

- **Pelican Sound ARC Inspection** – Kurt reported that the ARC inspection was conducted on April 28th and that no violations were reported in the Masters.
- **Amenities Meeting** – Kurt reported that 18 separate meetings were held in an effort to obtain feedback from homeowners (449 total) regarding the amenities expansion plan.
- **Riverfront Project** – Jim Whitmore has obtained approval from the Estero Planning Commission to move forward with the riverfront project. With Estero approval, Lee County in all likelihood will also approve the project.

- **Board Workshop and NVR meetings** – The NVR's will be meeting next week to discuss permitting and a calendar for the amenities project.

Treasurer's Report – Terry reported that he is now receiving copies of bank reconciliations and statements along with the monthly financial reports. The Masters continues to be in excellent financial condition. Terry also reported that the painting reserve will be fully funded at the end of 2011.

OLD BUSINESS:

- Mail Box replacement – Kurt Blumenthal presented a report on the history of mailbox repair and replacement within The Masters including a review of the current bidding process, and review of the Association documents with regards to this issue. The report concludes with a number of questions raised by the review. The report is included as a formal attachment to the minutes.

Following a lengthy discussion of all of the subjects covered in the report, the following 3 motions were made:

1. Funding of the mailbox replacement project – Arnold Mantilla made a motion, seconded by John Fenton to fund the replacement of the mailboxes and posts by charging 50% of the project to excess operating funds, and billing 50% of the project to each homeowners on a proportional basis. The motion was passed.
2. Vendor Selection – Terry Mountford made a motion seconded by Arnold Mantilla to select the vendor and proposal recommended by the committee, which was the proposal presented by ASAP Mailbox to replace the mailbox and post at a cost of \$297 each. The motion was passed (proposal attached)
3. Amendment of Bylaws – Arnold Mantilla made a motion seconded by Kurt Blumenthal to propose an amendment to the Bylaws to establish association responsibility for maintaining the mailboxes and to establish a reserve for future maintenance and replacement. The motion was passed.

Open Discussion:

- Irrigation issue – Arnold raised the problem of irrigation heads which are located under the soffits of homes, which if broken can flood the inside of units. Jim Meade reported that this situation has caused damage and insurance claims previously. Following some discussion, Jim Meade agreed to work with Jami Atley of Greenscapes and the landscape committee to propose a solution to this problem.
- Homeowner picnic- The board thanked Don Jancin for his work in making the homeowner picnic such a success.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 3:10P.M.

Respectfully Submitted by,

James Meade, CAM
Cambridge Property Management