

**The Masters at Pelican Sound
Homeowners Association, Inc.
Minutes of Board Meeting
Tuesday, June 8, 2010**

Minutes from the meeting of the Board of Directors held
June 8, 2010 at the Waterside Room –Pelican Sound Main Club

The meeting was called to order at 2:01 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 3 of the 5 Board members present in person and 2 via teleconference.

Board members Present:

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

Also present James Meade, C.A.M. and Nicole Taranto of Cambridge Property Management, as well as 2 homeowners.

Reading or waiver of minutes:

- A motion was made by Arnold Mantilla and seconded by Bob Chambers to waive the reading of the May 11, 2010 minutes and approve them as submitted. All in favor, motion approved.

Property Management Report: James Meade presented the Property Management report which covered Management, Landscaping and ARC issues. (A copy of the report is included as a formal attachment to the Minutes.)

President's Report: Marcy reported on the following topics:

- River Ridge Bank Erosion – it appears at this time that no recent erosion has occurred. River Ridge has agreed to allow the 3 homeowners in question to wait until the rainy season ends to add fill and sod these areas. A follow up letter will be sent to the affected homeowners by River Ridge.
- Preserve plantings required by Lee County- This project has been completed. Plantings included Palmettos, grasses, and flowering shrubs.

Reports of Committees:

- ARC Committee – Marcy reported that there were 3 ARC applications which were turned over to Bob Chambers. 1 remains outstanding and has not been acted on. The committee will work with the Homeowner to resolve the outstanding issues related to this application.

- Landscape Committee – Marcy reported that Ixoras are filling out after two trims. The Sable Palms on the outside of the circle are being trimmed first and will be followed by the Oaks. Trimming of the Oaks will also include raising the canopy due to interference with vehicles. The Calophyllum trees are scheduled to be removed after the Sable Palms and Oaks are trimmed. Greenscapes liability policy will cover any issues encountered when removing these trees

OLD BUSINESS:

Legal Counsel – The decision to change Association law firms was revisited. After discussion of the issues, a motion was made by Bob Chambers to retain Quarles and Brady as the Masters Law firm. The motion was seconded by Arnold Mantilla, all in favor, motion was passed.

Legal expenditures – The Board will respond to a homeowner inquiry regarding the board President's ability to take certain actions when necessary to further Association business.

Accounting Procedures – Following Kurt Blumenthal's positive assessment of the procedures utilized both by Cambridge Management and Collier Financial, the Board of Directors were satisfied that the procedures in place are sufficient to provide adequate oversight of Association Finances

Calophyllum Tree Removal – 38 of 48 homeowners have responded to letters sent out asking for authorization to remove the trees. Cambridge will be following up with remaining homeowners who have not responded. Since the Calophyllum trees are not native no replacement tree will be required.

Responses to final notice letter 3

- Areca Palms – Following a discussion of the response from the homeowner, requesting maintenance of the areca palms instead of removal, the board agreed to allow the Homeowner to engage Greenscapes to trim the areca's to a height of 5ft and provide ongoing maintenance to the palms. The board reserved the right to require the removal of the palms should the trimming be unsightly or not conform to neighborhood standards
- Replacement of missing plantings – The homeowner responded requesting an irrigation wet check and a re-working of the proposal from Greenscapes for plant replacement. The board agreed with the stipulation that the proposal be executed within 15 days.

NEW BUSINESS:

No new business at this time

Next Meeting Date- There will be no Board meeting in July. Check emails for dates to schedule the August board meeting.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 3:10P.M. All in favor. Motion passed.

Respectfully Submitted by,

James Meade, CAM
Cambridge Property Management