

**THE MASTERS AT PELICAN SOUND
NEIGHBORHOOD ASSOCIATION, INC.**

Board of Directors Meeting Minutes
March 23, 2009

Call to Order: The meeting was called to order by President Marcy Holtz at 2:00 pm

Board Members Present:

 Marcy Holtz
 Don Jancin
 Jim Wilson
 Arnold Mantila
 Jim Maher

Also Present: Jim Meade of Cambridge Property Management

Quorum: A quorum of the Board was noted

Proof of Notice: Notice was posted per statute by Marcy Holtz

Reading of Minutes: A motion was made by Don Jancin to waive the reading of the February 9, 2009 Board meeting minutes and accept them as submitted. It was seconded by Arnold Mantila and passed.

Directors Reports:

President Report – Marcy Holtz welcomed the homeowners present and discussed the roof cleaning project, which starts today, as well as the continued lack of rain and the affect on landscaping moving forward.

Treasurers Report: Jim Wilson states that year to date the Association is on budget.

Committee Reports:

ARC Committee – Don Jancin reported that he has been attending the Pelican Sound ARC meetings and that he will see that there is follow through on outstanding issues affecting The Masters. He reported that the committee is addressing 61 items at 41 homes and that it will take some time to resolve all outstanding issues. Dan has also set up an ARC approval spreadsheet in order to better track ARC submissions and approvals. Going forward ARC inspections will be conducted quarterly.

Management Report: Jim Meade provided an update on the roof cleaning project, the ARC Committee follow up, as well as homeowner issues regarding the landscaping and irrigation.

Old Business: Utility Box Landscape Enclosures: A proposal was presented by Greenscapes to add additional shrubs to a number of the utility box enclosures. After discussion it was agreed to review the utility enclosures on the next landscape walk thru in order to clarify outstanding issues.

New Business:

Landscaping – A committee will be formed to review the landscape documents for possible revisions.

Road Gutters – Marcy asked that property management obtain a bid from Dirtbusters to clean the road gutters.

Adjournment: There being no further business a motion was made by Arnold Mantila to adjourn the meeting at 2:15 pm. It was seconded by Don Jancin and passed.

Respectfully Submitted,

Jim Meade