

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

Board of Directors Meeting Minutes
February 22, 2005

Minutes from a Board of Directors Meeting of The Masters At Pelican Sound Neighborhood Association, Inc. held on February 22, 2005 at the Pelican Sound Golf & River Clubhouse in Estero, Florida.

Call to Order: The meeting was called to order by Terry Mountford at 11:00 A.M.

Board Members Present: Terry Mountford, Vice President
Vern Fossum, Secretary/Treasurer
Bob Petronis, Director
Bill Karlen, Director

Also in attendance was Cheryl Nunes of Paradise Property Management Group, Inc.

Proof of Notice: The Proof of Notice was given by Vern Fossum, Secretary.

Reading or waive reading of previous minutes: The minutes of November 29, 2004 were signed and recorded in minute book.

New Business:

A. Amendments to Articles of Incorporation and Bylaws to set Number of Board Directors and Terms of Services.

Background: At the Board meeting on April 30, 2002, conducted by WCI for turnover and election of Masters' home owner Directors, the WCI Board implemented an election for five directors and explained that the Board would make an amendment to the By-Laws of the Association to change the elected directors from three to five. The Minutes of the meeting do not reflect an amendment was prepared, or voted on, or approved at or prior to the Turnover Meeting. Neither was an amendment filed/recorded in the Public Records. Motion by Vern Fossum for proposal to set number of Board Directors and Terms of Service subject to voter approval at the Masters annual meeting. (attached document titled "Proposed Amendments" serves as the motion for Board action). Seconded by Bill Karlen, all in favor.

Motion by Vern Fossum to rescind approval of "Director Terms-Tony Barber(attachment)" proposal from meeting minutes dated March 10, 2003. Seconded by Bill Karlen, all in favor.

B. Painting Project

Terry Mountford opened the discussion of the painting project: The 4th Quarter of 2005 will be the target date for completion of bids for the work with a committee chair of George Cheatham. No fascia will be painted.

Motion by Terry Mountford for the painting project to use the specifications as are provided by Sherwin Williams, second by Bill Karlen. All in favor.

Motion by Terry Mountford to select Sherwin Williams as paint supplier. Paint project to be completed no later than by 2/28/06. The painting order of houses to be determined by management and paint contractor. The original WCI color scheme will be repeated, owners will be given the option to change their color within the original color scheme, as long as the new color will not match a neighbors home. Seconded by Bob Petronis, all in favor.

3. Mail box Project: Vern Fossum opened the discussion on the proposals to replace/and or repair the individual mailbox for each lot. The following proposals were reviewed:

New Box (Lykins)	\$230-270.00
Refurnished	\$191.00
Painting on site	\$85.00

Terry Mountford motioned to propose to the members, to include mailboxes as a maintenance responsibility of the Association. This vote of the members to be included in the Annual meeting notice 03/18/2005. Seconded, by Vern Fossum, all in favor. The voting issue will carry a Board recommendation to vote yes.

4. Exterior Roof Tile Repairs/Replacements by Courier Roofing

Meeting with Courier Roofing on repair procedure was not followed. Bill Karlen discussed deficiencies, Jennifer from WCI to return with Adam Courier and Les Lesnoski to review the original agreed items.

5. ARC Master Guidelines:

Vern Fossum opened discussion on the review of the new ARC Master guidelines. After the guidelines have been completed, there will be the need to set up a local ARC committee meeting to review the guidelines as they relate to The Masters Neighborhood Association.

Adjournment

With no further business to discuss, motion to adjourned the meeting was made by Bill Karlen, seconded by Bob Petronis, all in favor.

Respectfully submitted:

Cheryl Nunes,
Association Manager