

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

Board of Directors Meeting Minutes
April 15, 2005

Minutes from a Board of Directors Meeting of The Masters At Pelican Sound
Neighborhood Association, Inc. held on Friday April 15th 2005 at the Pelican Sound
Clubhouse Waterside Room, 4561 Pelican Sound Blvd. Estero, Florida.

Call to Order: The meeting was called to order by Terry Mountford at 9:00A.M.

Board Members Present: Jim Potter
Bill Karlen
Terry Mountford
Vern Fossum
John Phillips

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

Proof of Notice: Proper posting of meeting notice was noted

Reading of the Previous Meeting Minutes: Minutes of the Board of Directors meeting
of February 22, 2005 were accepted as written.

The Master HOA vote for the Pelican Sound Declarations: Terry Mountford opened the
discussion regarding the member mailing for the election of the NVR. The Masters
received 55 responses out of 100. 3 were excluded, 52 are valid: 32 votes gave the
Board the authority to chose the NVR. The vote results are:

Blumenthal	13 votes
Curley	11
Miles	13
Mountford	17
DeSautelle	7
Tenuski	7

Without a clear majority for any candidate, The Masters Board of Directors will vote for
the NVR.

The results of The Masters Board of Directors vote are:

Blumenthal	5 votes
Curley	4
Miles	4
Mountford	5
Tenuski	2

Terry Mountford opened the discussion of the April 21st NVR meeting. A new offer from WCI was not acceptable: Suggestion of a legal review for: Under the Developer's Caveat question of proposing resolution attached to Section 17.8 of the documents: – Naming a select panel of 5 (One NVR and 4 (FOUR) non NVR members at large to review offers and advise the NVR's of each offer as to "substance and reasonable content". If an offer is found to have "substance and reasonable content", the panel will present to the NVR's for their review.

Call for Board member vote, no proxy vote as vote could be challenged: Unanimous Board member vote to approve.

Painting Project for fall of 2005: George Cheatham opened the discussion on the update for the painting project. He has met with 3 contractors and Sherwin Williams's rep:

Florida Painting, C.C.S. Painting, Halls Surface Painting. Bids will be scheduled to be received no later than the end of the April. The Board will meet to review the proposals and the recommendation of the painting committee. Management will coordinate the project and prepare notices to members. The tentative painting schedule is to begin the last qtr of 2005, 33 homes, 1st qtr of 2006, 33 homes, and 2nd qtr of 2006, 34 homes.

Then Board meets to approve – management steps in with notices- painting last quarter of 2005. The project will require a release from the suppliers, proposal to included exterior doors, body & trim painted. Additional items may be added to the contract.

Roof Tile Repair Project Currier Roofing: Bill Karlen- reported: February appointment for work, not done, March appointment for work, not done. The initial repair by Currier was not acceptable: Jim Currier, owner of Currier Roofing on site- tiles still loose, they are scheduled to return and check all 100 roofs.

Termite Contracts: Terry Mountford opened the discussion on the original contract dates. Extension to contracts is available. No inspections would be done automatically. Vern Fossum suggests an inspection be done after the initial 5 years. Management will contact Centex Hometeam to request a proposal for termite service. And Centex will be requested to contact owners in the form of a mailer, with information on their services and inspections. Vern Fossum will contact Goddard Pest for additional proposal information on their termite services.

By laws Amendment: Vern Fossum opened the discussion: The Amendments passed Unanimously: Amendment will forward for recording. Discussion on adding additional project billings to the assessment invoices. The Board is authorized to establish billing items as has been done will landscape items. There is a need to have a legal opinion on changing the By-Laws to reflect these additional billed items such as house painting, roof cleaning and mailbox maintenance.

Other Business: Bill Karlen opened the discussion on Greenscape Landscape. Presently the timers are being billed for replacement and solenoid are still under warranty. Management will request clarification in writing from Greenscapes.

ARC Issues: If the local ARC committee approves new plantings and a member enlarges a garden area, this will be part of the regular maintenance.

There is a need to establish our own ARC guidelines for the following items: acceptable vegetation, hurricane shutter specifications, satellite dish installations, banner and flag displays and window coverings.

Insurance Policy: Management will request additional proposal for services and submit to the Board of Directors.

Election of New Officers: The following officers will serve:

Nominee

Terry Mountford motioned for Jim Potter as President,

Second by John Phillip,

Motion carried by 3 and the President will serve as the NVR.

Vern Fossum motioned for John Phillips as Vice-President,

Second by Jim Potter, motion carried,

And will serve as the NVR in the absence of the President.

Terry Mountford motioned for Vern Fossum as Secretary,

Second by John Phillips, motion carried.

John Phillips motioned for Terry Mountford as Treasurer,

Second by Vern Fossum, motion carried.

Committee Chairman's: the following chair's are named and will be confirmed at the next Board of Meeting.

ARC Committee: Vern Fossum

Landscape Committee Bill Karlen

Roof Committee: Bill Karlen

Mailbox Committee Bill Karlen

Social Committee Carmen Noble for the Block Party

With no further business to discuss, Terry Mountford motioned to adjourn the meeting, second by John Phillips. The meeting was adjourned at 3:30 p.m.

Respectfully Submitted,

Cheryl Nunes

Acting Secretary