

**NOTICE BOARD OF DIRECTORS MEETING  
THE MASTERS AT PELICAN SOUND HOMEOWNERS  
ASSOCIATION, INC.**

Board of Directors Meeting Minutes  
Wednesday May 18, 2005

Minutes from a Board of Directors Meeting of The Masters Home Association, Inc. held on May 18, 2005 at the Pelican Sound Golf & River Clubhouse Riverside room, in Estero, Florida.

**Call to Order:** The meeting was called to order at 2:00 P.M.

**Board Members Present:** Jim Potter, President  
Terry Mountford, Treasurer  
Vern Fossum, Secretary  
Bill Karlen, Director  
John Phillips, Vice President

**Proof of Notice:** Notice of meeting was posted in the neighborhood.

**Reading or waive reading of previous meeting minutes:** Minutes of the April 15<sup>th</sup> 2005 meeting were accepted as written.

**New Business:**

1. Painting Project: George Cheatham opened the discussion on the Sherwin Williams's specifications and proposals for the exterior painting from 4 companies: Surface painting, CCS Painting, Florida Painters and Royal Palm: Proposals include lanai walls, lanai ceiling and front entry ceilings, colors of exterior shutters need to match the body of the home. Discussion of each proposal, with a review of all items. Motion by Terry Mountford to accept the proposal from Florida Painters, second by Bill Karlen, subject to references. All in favor. Terry Mountford will act as the contact with management for the project. A request will be made for paint to be left for homeowners touch up, lanai area drywall concerns will be noted, a review of the contract will be made by management. The Board of Directors will schedule a meeting on June 1, 2005 to meet with Florida Painters and the Sherwin Williams representative.
2. Discussion of Hurricane Shutters: Terry Mountford opened the discussion on The Masters community which requires hurricane shutters to be the same color of homes.
3. Roof Cap Tiles: Bill Karlen opened the discussion on Currier Roofing. Jennifer Shipley from WCI will supervise Currier Roofing. WCI indicated there is a 5 year warranty on the roof cap tiles and WCI has requested Currier Roofing to re-inspect all tile roof areas for warranty repairs or replacements. Dirt busters have completed some tile roof repairs for hurricane-damaged tiles. More roofs need to be completed by Dirt busters.

4. Termite Contracts: Vern Fossum contracted Goddard Pest: There is a contract available @ \$ 150.00 per year each home- includes inspection and treatment. At the end of May, 2005 homes will be outside the initial 5-year warranty from Goddard. Discussion of a mailer to members with this information. Management has requested a proposal for termite service from Hometeam, which provides pest control services to 94 out of 100 homes. It was noted that Hometeam does not leave any service notice on the homes as had been done in the past. A request will be made to leave a doorknocker or other notice of service in the future.
5. Palmetto Rats – Discussion of the service responsibility: common areas remain with Pelican Sound, and for homeowners, this is the individual's responsibility. Services are available thru Hometeam and other pest control services.
6. Masters ARC Draft 5/18/05 Vern Fossum submitted "The Masters Neighborhood ARC Review Committee Guidelines & Procedures". Discussion of items: Motion by Terry Mountford to accept the ARC Committee recommendations as noted by the Attached documents, second by John Phillips, all in favor. Discussion of one Homeowner with a non-compliance item.

**Other Business:**

1. Greenscapes: Bill Karlen opened the discussion on Greenscapes, the fertilizing was just done and spraying for Aphids, and spraying for weeds were done in May. New Pine straw will be applied in June, to help cut down on the weeds. Terry Mountford opened the discussion on leaning trees and the several requests for new stakes to be installed.
2. Mailboxes: Bill Karlen will proceed with the replacements and Peter Bodnar provide specifications and request Lykins Signs to replace all.
3. Jim Potter opened the discussion to reconfirm committee chairs  
Social committee- Nancy Wilson indicated interest.  
Vern Fossum-ARC committee needs one more member.

With no further business to discuss, John Phillips motioned to adjourn the meeting, second by Bill Karlen. The meeting was adjourned at 5:10 p.m.

Respectfully submitted,

Cheryl Nunes, Acting Secretary