

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

Board of Directors Meeting Minutes  
May 16, 2006

Minutes from a Board of Directors Meeting of The Masters At Pelican Sound Neighborhood Association, Inc. held on May 16, 2006 at the Pelican Sound River Clubhouse in Estero, Florida.

**Call to Order:** The meeting was called to order by John Phillips at 9:05 A.M.

**Board Members Present:** John Phillips, President  
Joan Roeske, Vice President  
Marcy Holtz, Secretary  
John Toliuszis, Director  
George Bigg, Treasurer / by phone

Also in attendance was Joe Krepel of Paradise Property Management Group, Inc. and several homeowners: A. Angel, P. & M. Giglio, M. Fenton, P. Bodner

**Proof of Notice:** The Proof of Notice was given by John Phillips, President

**Reading or waive reading of previous minutes:** Motion by Roeske seconded by Toliuszis to accept minutes of April 19,2006 as written **Vote:** all in favor / motion passes

**Treasures Report:** Bigg reported on \$4000.00 transfer from reserves to revenue. The association has \$39,000.00 cash on hand, is on budget at the current time and has no delinquent accounts.

**Managers Report:** The new mailboxes have been installed along with the new "red" flags. Krepel suggested that the mailbox doors be secured before a major wind storm to help prevent the type of damage in the future. Landscaping: Greenscapes have been changing out heads and addressing the troubled spots. Addressing the irrigation system is an ongoing project. Massey has been contacted in regards to a refund for not fulfilling their commitment in the first few months of the contract. A letter was sent to Pelican Sound for the cost of a light sensor at the property entrance. A letter was also sent to Greenscapes to cover damage to a back flow pipe by one of their trucks Roof tiles: Dustbusters is waiting on the arrival of the last color of tile to complete roof tile repairs. Krepel has asked for a list of the 6 -7 homes yet to be completed.

Phillips inquired into irrigation restrictions and the setting of timer boxes. It was pointed out that the association is responsible for the cost of replacing solenoids and timers. Greenscapes is to be reminded of this fact for billing.

Discussion was held on both the Masters and Pelican Sound ARC guidelines for storm shutter installation.

**Director Reports:** Toliuszis requested that Jami of Greenscapes be present at the next board meeting to answer resident landscaping questions. It was suggested that a letter be sent to homeowners regarding types of plants to be used or avoided in the community. Phillips suggested that a letter be sent regarding the new planting policy. Bigg stated that a list of approved plants for replacement be provided by Greenscapes and amended each year. Holtz felt that there should be some sort of oversight to the replacement of trees and landscaping. Phillips stated that: (1) the 2003 guidelines be corrected to coincide with the newly passed

plant replacement referendum (2) Greenscapes provide a suggested plant replacement list (3) review guide lines and make adjustments (4) present results to homeowners.

Greenscapes to be contacted regarding plant lists.

**Old Business:** Phillips presented information on the purchase and installation of carriage lamps. Wilson was least expensive at \$87.50 per lamp plus tax. Local electrician, Discussion was held on the compliance date of repairing / replacing of carriage lamps. Consensus is to extend compliance date through November 30, 2006. Phillips presented a draft of the carriage lamp letter to be sent to homeowners.

Modification / update of Docs. & Bylaws: Roeske has provided copies to each of the board members. Phillips explained that the Docs. / bylaws will be examined and updated prior to being sent to an attorney for review. Phillips to send a copy of the docs. / bylaws to Bigg.

Holtz presented a handout defining Option 2 of the referendum.

**New Business:** New homeowner information packet discussed. Holtz suggested that the packet would include general info., security, rodent control, landscaping, social info. etc. The creation of a welcome committee was discussed. Phillips pointed out that Bob Daley keeps an updated e-mail list of residents of the Masters. Such information as handyman lists has been sent out in the past. This may be a venue to send information to new residents.

Bigg pointed out that many trees that were taken out as a result of the last hurricane have yet to be replaced. Bigg also pointed out that the association paid for much of the storm clean up for which homeowners should 'have been responsible. Hurricane and flood damage is the responsibility of homeowners. Management and Greenscapes rep. will review each property and create an inventory of damage. In the future, an invoice will be given to homeowners for payment. A suggestion was made to create a new budgetary item for storm damage cleanup.

Greenscapes special services contract was discussed and "driveways" was to be added to the areas of emergency clearance in section (1).

### **Adjournment**

With no further business to discuss, motion to adjourn the meeting was made by John Phillips, seconded by Joan Roeske, all in favor. Meeting adjourned at 11am

Next Meeting – June 13, 2006 9am

Respectfully submitted:

Joe Krepel  
Association Manager