

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

Board of Directors Meeting Minutes  
August 9, 2005

Minutes from a Board of Directors Meeting of The Masters At Pelican Sound Neighborhood Association, Inc. held on August 9, 2005 at the Pelican Sound Golf & River Clubhouse in Estero, Florida.

**Call to Order:** Director Bill Karlen called the meeting to order at 9:10 A.M.

**Determination of the Quorum:** Present

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

**Also Present:**

Joe Krepel, Cheryl Nunes and Jeannine Hedberg of Paradise Property Management Group, Inc., Steve Shepard and Kenny Johnson of Massey Pest Control, and several homeowners.

**Proof of Notice:**

The Board of Directors gave The Proof of Notice.

**Reading or waive reading of previous minutes:**

The reading of the June 1<sup>st</sup> 2005 minutes were waive by Bill Karlen, and second by John Phillips and accepted as written.

**Financial Report:**

Terry Mountford reports that there are:

- \$ 215,914.00 Assets
- \$ 1,243.00 Irrigation reserves
- \$ 28,205.00 Capital Reserves
- \$ 2,708.00 Operating deficits,
  - Miscellaneous legal expenses: Vern has revised Bylaws, this was not budgeted for.
  - Miscellaneous Irrigation maintenance: This was not budgeted for.
  - Collier Financial- we will talk to Steve Hart about the WCI reserves.

**Old Business:**

Massey Pest Control –Rodent control

Steve Shepard, Manager and Kenny Johnson, Service Manager: Recommended three bait units per home to be installed at a cost of \$15.00 each. These units do not trap the rodents, they eat the bait, leave the unit and die away from the unit. Massey would provide monthly monitoring of the units for \$3.00 each/ \$9.00 per home. The first month traps would be checked twice, then once per month after that. There would be no charge for placement of the units in the palmetto lot. There is no harm to children or pets from the bait. Massey believes that it will be 2-3 months before there

will be a large reduction in activity. Pelican Sound has not made a decision about covering the whole golf course.

Motion by Terry Mountford to recommend adoption of Massey's program, create a proxy vote to members by sending out a mailing. Second by Bill Karlen. Motion passed unanimously. The initial installation of \$4,500.00 will be paid for by The Masters reserve capital fund, then the ongoing maintenance will be provided as part of a quarterly maintenance budget at \$27.00 per quarter, beginning in the 4<sup>th</sup> quarter.

**Other Business:** Roof Tiles

Courier Roofing- Adam Courier met with WCI and agreed to come to The Masters in August with Paradise Property Management and WCI to coordinate each address and what will be done. Courier agreed to replace at customers expense- repair the joints (glue) hip and ridge tiles.

**Painting Fascia Proposal:**

The bid from Florida Painters is \$ 413.00 per home = \$ 41,300.00 to paint all fascia areas, and each year it will have to be repainted. Motion made by Terry Mountford, Second by John Phillips to contact Florida Painters not to include fascia painting in the proposal. The motion passed unanimously. Bill presented final paint bids: The original was 7-color scheme, but it is 9 original color schemes. Have special colors been approved?

Sherwin Williams should go thru and check colors. ARC – should everyone get approval or just match what was there. Damaged garage doors will be painted over. The painting schedule will begin October 1<sup>st</sup>. The back doors will stay the same original colors. Areas will be caulked and painted - other repairs are the responsibility of the owners. Columns should be calked before painting.

**Lawn care:**

Greenscapes Jim Potter met with Linda Rae: there are weeds in the driveways and in the plant beds. For twice a year for pine straw the cost will be \$ 18,000.00. Pipe to sprinkler boxes- should be a collar to seal them. Linda says she will install for free just pay for the materials. Questions were raised as to whether putting a screen over the opening would be a better idea so that there was air circulation.

**Mailbox Project:**

Lykins Signs and Mailboxes' bid was \$225.00 per new mailbox. Motion by John Phillips, second by Vern Fossum: To accept proposal for 100 mailboxes to be replaced by Lykins and billed in the January 2006 assessments. We will pay out of the capital account and replace with assessment monies. The cost \$ 23,850.00 - requires a 50% deposit. All in favor, the motion passed unanimously. Paradise Property Management to facilitate getting the deposit check to Lykins.

Motion by John Phillips, second by Vern Fossum: Passed action of previous Board be approved. All in favor.

**Adjournment:**

With no further business to discuss, motion to adjourn the meeting was made by Bill Karlen, seconded by John Phillips, all in favor, meeting adjourned at noon.

Respectfully submitted:

Cheryl Nunes, Association Manager