

# THE MASTERS AT PELICAN SOUND HOMEOWNERS ASSOCIATION, INC.

September 17, 2004

Minutes from the Board of Directors Meeting of The Masters Homeowners Association, Inc. at Pelican Sound was held at the Pelican Sound Golf & River Clubhouse in Estero, FL.

**Call to Order:** The meeting was called to order by Pat Giglio at 9:00 A.M..

**Board Members Present:** Pat Giglio, President  
Vern Fossum, Secretary / Treasurer  
Bill Karlen, Director

**Board Members Absent:** Terry Mountford, Vice President  
Bob Petronis, Director

Also in attendance was Les Lesnoski of Paradise Property Management Group, Inc., and two members from the Association.

**Proof of Notice:** Proof of Notice was given by Les Lesnoski of Paradise Property Management Group, Inc.

**Reading or Waiver the Minutes:** The minutes from the Board of Directors Meeting held in June 2004 was waived and approved. Pat Giglio made the motion for approval of the minutes and Vern Fossum seconded. All in favor.

## **Old Business:**

- a. Foreclosure was filed against a homeowner for delinquent maintenance fees. The court date is set for the month of September. The Masters Association was third in line to be paid.
- b. Discussion on the length of terms for Board of Directors was reviewed. Changes to the Director service terms passed by the Board after Developer turnover constitute a Bylaw proposal that requires a two-thirds majority vote of the owners attending a scheduled meeting that identifies this item as new business.
- c. Cracked curbs throughout the Masters Association were patched, but the cracks were still visible to the naked eye. The previous Property Management company should have the information of who did the repairs. Paradise Property Management will follow-up on vendor, plus contact WCI to see if warranty is still valid.

## **New Business:**

- a. The damaged roofs from the winds sustained by Hurricane Charley were discussed at length.  
A. L. Freedman did a roof inspection of six homes. Although the tile application was acceptable to the building code, there are better ways to set the tile. The workmanship was sloppy. This report, along with a cover letter, was submitted to W.C.I. requesting a meeting between representatives of The Masters Association, Paradise Property Management, W.C.I. and the vendor who installed the tile. If this request was not answered by W.C.I. then a second letter will be sent. A list of damaged tile by house address is available. An e-mail was sent out by Pat Giglio, Board President, to all unit owners that made owners aware of what damages had occurred during Hurricane Charley.
- b. The insurance policies need to be reviewed with Nationwide. No changes have been made since the turnover from the Developer to the Association.

- c. Roof cleaning is to be done prior to painting of the houses. This could be the same vendor that does painting. Bill Karlen to handle guidelines. However, the roof cleaning should be coordinated with house painting and the identified timing of each is not necessarily compatible. The Board agreed to continue discussion at the next Board meeting to formulate the schedule.
- d. Preliminary information has been obtained from Povia, Sherwin-Williams and Flex Bon in relation to start-up of painting houses in 2005. Painting guidelines are outlined in the By-Laws.
- e. ARC violations were reviewed by Board members. Vern Fossum, Board Member, and Les Lesnoski, Manager, Paradise Property Management, will select violations and send out letters to each violator per their category.
- f. Roof inspections were discussed under 6 (a.).

**Other Business:**

- a. Clean-up from Hurricane Charley was discussed in reference to: roof damage, screen damage and various landscape damage.
  - 1.) Roof damage is a pending issue since the Association is waiting for a response from the letter and inspection report sent to W.C.I. on September 10, 2004.
  - 2.) Screen damage is minimal and should be handled by homeowners and their insurance.
  - 3.) Greenscapes submitted a bill for \$8,499.00 to cover additional labor on clean-up of Hurricane Charley for the Association. Money to pay for this will come out of reserve.

**Adjournment:**

With no further business to discuss, meeting was adjourned at 12:03 P.M.. Motion made by Pat Giglio and seconded by Vern Fossum. All in favor.

Respectfully submitted:

Les Lesnoski