

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

Board of Directors Meeting Minutes
October 24, 2006

Minutes from a Board of Directors Meeting of The Masters At Pelican Sound Neighborhood Association, Inc. held on October 24, 2006 at the Pelican Sound River Clubhouse in Estero, Florida.

Call to Order: The meeting was called to order by John Phillips at 9:10 A.M.

Board Members Present: John Phillips, President
Joan Roeske, Vice President
Marcy Holtz, Secretary
George Bigg, Treasurer (Via conference call)

Board Members Absent: Betty Petronis, Director

Also in attendance was Jeannine Hedberg of Paradise Property Management Group. Homeowners: P. Bodnar, A. Angell, B. Karlen, T. & J. Mountford, N. Zeig, B. Henely, J. Miles, K. Freeman, and R. & M. Demeulis. Linda Rae Nelson and Elizabeth Morgan of Greenscapes were also in attendance.

Quorum: Present

Proof of Notice: The Proof of Notice was given by John Phillips

Reading or waive reading of previous minutes: Jeannine Hedberg read the minutes from the September 26, 2006 Board of Directors meeting.

MOTION by J. Phillips and seconded by M. Holtz to accept the minutes of the Board meeting from September 26, 2006 as amended. **VOTE:** all in favor / motion passes

Treasures Report: George Bigg reported that the association is in a good cash position, with \$73,547.00 in reserves. For the eight months ending in August 2006, the association is ahead of its budget. This is compared to last year where the association had a loss of \$13,000.00. George is working with Steve Hart of Collier Financial to finish the proposed budget for 2007.

Managers Report:

- A. **Greenscapes Landscaping:** Linda Rae Nelson, President of Greenscapes, and Elizabeth, our local representative for Greenscapes attended the meeting. Areas discussed included replacement of solenoids and timing clocks, extensions on the sprinkler system to go to 6 inch "pop-up" valves. She is recommending that the association be proactive and change all heads to the 6 Inch within the next 2-3 years. Other issues raised included grass areas between homes, hibiscus bushes dying and needing to be replaced, A/C units being sprayed by the sprinklers, hardwood trimming and removal of seed pods from the palms. Greenscapes was asked to resubmit the proposal for tree trimming. Greenscapes indicated that the best months for trimming are December, January and February.
- B. **Massey Services:** Massey Services will let Paradise Property Management know their monthly schedule, and the technician will call a volunteer from the association to let them know when they are on the property doing the check of the rodent bait stations.

Director Reports: None

Old Business:

By-Law Modification: J. Phillips, Joan Roeske and Marcy Holtz are currently working on By-Law modification with the objective to bring the Homeowner Association documents, covenants and by-laws up to date.

Carriage Lamp walkthrough: The walkthrough to look at all carriage lamps is scheduled for November 30, 2006. All carriage lamps need to be repainted, or replaced by this time.

New Business:

- A. **Legal Representation:** John spoke with Jason Mikes, a lawyer with Quarles & Brady who gave a price starting at \$3,600.00 to redo the documents. G. Biggs motioned and M. Holtz seconded the motion to sign the letter of general representation from Quarles & Brady. T. Mountford and P. Bodnar volunteered to go over any proposed changes before they are sent to the lawyer.
- B. **Holiday lights on front sign:** M. & R. Demeules reported that the holiday lights need to be replaced. They will coordinate this and the association will pay for the lights. Masters HOA will cover any expenses involved in decorating the monument.
- C. **New Landscape:** Currently on hold.
- D. **Meeting Minutes :** All members should receive a copy of the approved Board meeting minutes. B. Daley can email to all members who have email. M. Holtz motions, and J. Roeske seconds the motion that B. Daley email the approved minutes to all owners. All in favor. The motion passes.
- E. **Owner information:** Paradise Property Management will send out with one of the next mailings a letter asking for contact information, and who has a key to each home.
- F. **Hurricane clean-up:** Greenscapes will do a clean-up of the streets per their contract. Clean- up of the homes will be a homeowner expense. Discussion followed about who determines who is responsible for each expense.
- G. **2007 Budget Draft:** The budget workshop will be held on November 14, 2006 with Steve Hart from Collier Financial attending and leading the discussion.

Next Board of Directors meeting: November 14, 2006 at 10:00 A.M. at the River Club.

Adjournment: With no further business to discuss, M. Holtz motioned and J. Roeske seconded the motion to adjourn. All in favor. The meeting was adjourned at 11:20 A.M.

Respectfully submitted:

Jeannine Hedberg,
Paradise Property Management