

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

Board of Directors Meeting Minutes
November 14, 2006

Minutes from a Board of Directors Meeting of The Masters At Pelican Sound Neighborhood Association, Inc. held on November 11, 2006 at the Pelican Sound River Clubhouse in Estero, Florida.

Call to Order: The meeting was called to order by John Phillips at 9:00 A.M.

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

Also in attendance was Jeannine Hedberg of Paradise Property Management Group, Steve Hart of Collier Financial, and homeowners: B. Henley, J. Miles, K. Freeman, M/M Demeules, N. Zeig, A. Angel, M/M Mountford and B. Karlen

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 of October 24, 2006 Board of Directors Meeting. A motion was made by Joan Roeske and seconded by Marcy Holtz to approve the minutes 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.

Proposed Budget 2007: Steve Hart, Collier Financial: Line Items Discussed:

1. Accounting – increased costs to Collier Financial
2. Insurance – Nationwide, non-renewal. New proposals will increase to \$3700 or so.
3. Irrigation Maintenance – 1st year of three-year project to r??? the sprinkler heads.
4. Landscaping contract – Greenscapes/\$127.98 per residence per month. Slight decrease because there is no cushion.
5. Plant replacement – Category eliminated
6. Legal – Will remain \$1500 as it was last year
 - a. Rewriting the Association Documents/\$5,000 to cover expenses.
 - b. Approx. \$1500 spent in 2006 and approx. \$3,500 in 2007
7. Misc. – Same
8. Office/Postage - \$4,100 this year. Increase to \$5,000 to cover copies and mailing of docs.
9. Property Management Fees - \$9,000/a \$600 increase has been requested.
10. Rodent Control - \$10,800/\$900 monthly – no change.
11. Irrigation Reserve - \$5,400 this year, lowered to \$4,800 (based on replacing clocks, solenoids over 6.7 years)

12. Roof Cleaning/Painting - \$4,750 per year. Paint in 2011.
13. Interest on Reserves – Sweep into actual Reserves.
14. Federal Tax - Budgeted 2006/\$400, actual/\$721. To be increased to \$800.
 - a. Surplus of \$19,800 at end of year. To keep amounts the same, suggested to use \$7,000 of the surplus amount.
15. Live Oak Trimming – Accept proposal #19816?
16. Reserves - All reserves are being funded.
 - Maintenance fee for 2007 per quarter will stand at \$604.
 - Collier Financial will mail proposed budget to all owners 14 days in advance of meeting on Dec. 5, 2006 at 1:00 PM in the Riverside Room

Managers Report: Information package to owners – tabled indefinitely.

Director Reports: None

Old Business:

- A. **By-Law Modification:** By-laws are close to completion. Joan's committee will be meeting to go through the issues.
- B. **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.
- C. **Greenscapes:**
 - a. Proposing a bi-monthly walkthrough for our community. This may not be enough in season.
 - b. Paradise Management will check on the timing of the palm trimming for the community.
 - c. Greenscapes has two invoices for emergency calls to repair running water leaks on Sundays. Who is responsible for this expense. It is not defined in the contract.
 - d. Walk through – Marcy, Joan and John – possibly November 30 in the morning.

New Business: None

Members Question and Answer Session:

1. Pete Bodnar: Asked if the Rodent control program should be suspended and asked if the community should be polled?
2. Bill Karlen: Comment to rodent issue – when the palmettos are cut, they will come to our area again.
3. Massey Pest: Did not call last month. Ask Massey how a program would need to be restarted. Jeannine will walk through with Massey the next time.

Next Board of Directors Meeting: December 5, 2006 at 1:00 P.M.

Adjournment: With no further business to discuss, M. Holtz motioned and B. Petronis seconded the motion to adjourn. All in favor. The meeting was adjourned at 11:25 A.M.

Respectfully submitted:

Jeannine Hedberg,
Paradise Property Management