

# THE MASTERS AT PELICAN SOUND HOMEOWNERS ASSOCIATION, INC.

November 18, 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 10:05 A.M..

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

**Board Members Absent:** Terry Mountford, Vice President

Also in attendance were Cheryl Nunes and Les Lesnoski of Paradise Property Management Group, Inc., and several 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 on September 17, 2004 was waived and approved. Pat Giglio made the motion for approval of the minutes and Bill Karlen seconded. All in favor.

## **Old Business:**

- a. Pat Giglio recapped the roof situation that occurred from the winds sustained from Hurricane Charley. Pat Giglio, Terry Mountford and Peter Bodnar met with W.C.I. and Currier Roofing representatives on November 3, 2004. A letter, which is attached to these minutes, was sent to W.C.I. which outlines what was discussed and who is going to be responsible for the damages incurred.

## **New Business:**

- a. The roof cleaning committee visually reviewed all the neighborhood roofs and determined that thirteen (13) homes require cleaning at this time. Discussion centered on the possibility of dislodging partially adhered roof tile during the roof power washing which could impact the finding / conclusions of the February roof inspection by Currier Roofing. Also, concern was raised that power washing may reduce the protective patina on the tiles and result in requirements for more frequent cleaning. The roof cleaning committee will be asked to research alternative cleaning methods for consideration. The Board concluded that roof cleaning should commence after the Currier roof warranty inspection and probably after the resulting tile work is completed.
- b. Painting will be done in late 2005. The paint committee and the chosen vendor will go over necessary steps to start and finish this project. Bill Karlan has a list of houses that shows the sequence to be followed for painting.
- c. Pat Giglio, Terry Mountford and Steve Hart (Collier Financial) did the proposed budget for fiscal 2005. The only major change was a line item added under the Reserve Schedule for Irrigation. This will cover timer and solenoids for the sprinkler system of The Masters at Pelican Sound. The proposed budget is being sent out to the membership. A special meeting will be held on November 29, 2004 at 11:00 a.m. in the Pelican Sound Golf & River Clubhouse for the approval of the 2005 budget.

- d. There have been several requests on landscaping that were initiated by unit owners. In order to expedite the owners' request, Bill Karlen is putting together a procedure that will outline the initial phone call (i.e. Property Management, Landscape Co. or Pelican Sound Architectural Review Committee) and subsequent steps thereafter.

**Adjournment:**

With no further business to discuss, meeting was adjourned at 12:00 P.M.. Motion made by Bill Karlen and seconded by Bob Petronis. All in favor.

Respectfully submitted:

Les Lesnoski