

**MEETING MINUTES OF DIRECTORS MEETING  
THE MASTERS AT PELICAN SOUND HOMEOWNERS  
ASSOCIATION, INC.**

Minutes from a Board of Directors Meeting of The Masters Home Association, Inc. held on December 15, 2005 at the Pelican Sound Golf & River Club, Riverside Room, in Estero, Florida.

**Call to Order:** The meeting was called to order at 9:02 a.m.

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

**Also Present:** Steve Hart of Collier Financial, Joe Krepel from Paradise Property Management, and 8 homeowners.

**Proof of Notice:** Notice of the meeting was posted in the neighborhood

**Reading or waive reading of previous meeting minutes:** Fossum motioned to accept minutes of November 3, 2005 as written, 2<sup>nd</sup> by Karlen. Motion Passed, minutes were accepted as written.

Potter explained that the purpose of the meeting was to discuss and adopt the 2006 budget.

Mountford led discussion of referendum for plant and tree replacement by the association or individual. Hurricane/Storm damage would be excluded. Currently the association is to replace original plantings.

Current policy is to replace only dead plants.

Reserve would be funded with \$3,000 to replace plants as life expectancy is exceeded.

Hart explained that line item funds should be used within the year. Reserve funds are built up over time and partial amounts are used as needed.

Mountford motioned to remove \$3000.00 from the reserve as presently stated and replace it as a line item for plant and tree replacement, 2<sup>nd</sup> Karlen. All in favor, motion passed.

Question asked on county hardwood/native tree requirements. Krepel will check into county requirements regarding hardwood/native trees. Look into options and other possibilities such as Blackberry trees which are being considered at other properties.

Paint Reserve – homeowners will be credited or billed depending on cost of house style and collected amount of \$2280.00

Mountford is to send out a referendum on plant replacement by mid. January.

Question asked on rodent program participation and program longevity. Contract is month to month and feeling is to have the program in place at least through next high rodent season.

Mountford stated that presently there is no built in reserve for hurricane cleanup and this issue may want to be considered in the future.

Capital funds will increase \$23,850.00 after “mailbox” payment is replaced.

Montford motioned to put an additional \$9000.00 into landscaping for hurricane cleanup contingency, Karlen 2<sup>nd</sup>. All in favor, motion passed.

Peter Bodnar read a letter to the board which is attached to these minutes and becomes a part of the permanent record.

Potter motioned to accept the 2006 budget as amended, Mountford 2<sup>nd</sup>. All in favor motion passed.

## **OTHER BUSINESS**

Karlen questioned why Pelican Sound Master would be involved with mailboxes. Discussion followed on damaged mailbox replacement. Quality of new mailboxes was discussed. Bodnar stated that a micrometer test showed that new boxes were the same as the old boxes.

Discussion on the condition and replacement of garage light fixtures. Potter stated that fixtures were homeowners responsibility.

Potter explained that the “pumpkin colored” trim that was painted on several homes will be repainted a new shade by Florida Painters at no charge.

With no further business to discuss, Mountford motioned to adjourn the meeting. Second by Karlen. All in favor, the meeting was adjourned at 10:24 a.m.

Respectfully Submitted,

Joe Krepel, Association Manager

