

**The Masters at Pelican Sound
Homeowners Association, Inc.
Minutes of Annual Members Meeting**

March 10, 2016

Minutes from the Annual meeting held March 10, 2016 at the
Lakes Room in the River Club at Pelican Sound

The meeting was called to order at 10:32 A.M. by Board President Bill Maxwell

A Quorum of Members was established by Steve Hart from Collier Financial with 55 Homeowners represented in person or by proxy.

Proof of Notice – Notices were mailed per statute.

Board members Present: Bill Maxwell
Arnold Mantilla
Jerry Vasile

Also present James Meade of Cambridge Property Management and Steve Hart of Collier Financial.

Reading or waiver of 2015 Annual Minutes – Jerry Vasile made a motion to waive the reading of the 2015 Annual Meeting minutes. The motion was seconded by Roger Roberts and passed by a voice vote of the Members.

Financial Report- Steve Hart reported that the Association is in excellent financial shape, with Reserves fully funded, and a sufficient operating surplus to address any emergency expenditures.

Presidents Report- Bill reported on the condition of the Community. He discussed some of the problems with the condition of the mailboxes and the Roof Cleaning project which is underway. Since this was his final as president, Bill thanked the Board and the entire community for their support. He also thanked Don Jancin and the entire Social Committee for the tremendous effort on the recent Masters social events.

Officers Reports -Jerry Vasile sincerely thanked the Community for their support during his recent health issues. He also thanked the ARC Committee for handling the application process during his absence. Jerry then presented the following report.

ARC Committee Report- Jerry reported that The Masters ARC guidelines have been revised. Jerry then provided the following breakdown of submitted applications:

- 57 Applications;
- 12 Hurricane shutters and gutters
- 13 Lanai roof and cage renovations
- 15 Landscape
- 14 Miscellaneous
- 3 Tree removals

Announcement of Board of Directors –Since there were 2 Board positions expiring at the end of today’s Meeting and 2 Homeowners submitted “Intent to Run” forms(Kurt Blumenthal, Pam Venosa) no election is necessary. The 2016 Board of Directors is as follows:

Kurt Blumenthall
Arnold Mantilla
Roger Roberts
Pam Venosa
Nancy Freeman

NEW BUSINESS:

Member motions: The results of the two motions presented to the Homeowners were as follows:

1. Vote to rollover 2015 excess funds - 52 in favor, 0 opposed, 3 abstained
2. Vote to waive audit- 52 in favor, 0 opposed, 3 abstained

Homeowner Questions-

Jim Meade addressed questions from the Homeowners regarding the Roof cleaning project, as well as the Mailboxes. Jim reported that the mailboxes will be inspected and that those in the worst condition will be sandblasted and repainted or replaced during the summer.

Roger Roberts reported that he would like to put together a recommended vendor list.

Homeowners were also reminded to obtain new vehicle stickers.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 11:10 A.M.

Respectfully Submitted by,
James Meade, CAM- Cambridge Management