

**The Masters at Pelican Sound
Homeowners Association, Inc.
Minutes of the Board of Directors
Meeting**

January 23, 2020

Minutes from the Board of Directors Meeting held January 23, 2020 at the
River Club at Pelican Sound

Call to Order: The meeting was called to order at 11:00A.M.

Quorum- A quorum of the board was noted with the following Board Members Present: Don Jancin, Jim Swanger, Pam Venosa, Bill Ellis and Dikran Ohannessian.

Also Present: Heather Keel of Cambridge Management.

Proof of Notice: Notice was posted per Florida Statute.

Approval of Prior Meeting Minutes: Draft Meeting Minutes of the November 8, 2019 Meeting were presented to the Board of Directors in advance of the meeting.

A Motion was made by Bill Ellis to waive the reading and approve the meeting minutes of November 8, 2019 as presented. The Motion was seconded by Don Jancin and passed unanimously.

Paint Committee Presentation: A presentation on the process and outcome of the work by the Operations and Ascetics teams was conducted. The color palettes have been narrowed down and were present at the meeting for viewing. There are scheduled Open Houses on February 11, 2020 and March 2, 2020 where homeowners will have the opportunity to view the color selections and choose a color palette for their home. All color submissions must be made by March 15, 2020.

A Motion was made by Dikran Ohannessian to approve the color palettes presented to the Board of Directors and to schedule to paint the homes in the fall of 2020. The Motion was seconded by Don Jancin and passed unanimously.

A Motion was made by Dikran Ohannessian to revise the ARC Guidelines as has been presented with the change of the word 'should' to 'must' and a revision to the measurement size of garage light fixtures. The Motion was seconded by Don Jancin and passed unanimously.

A Motion was made by Dikran Ohannessian to submit the Pelican Sound ARC application with the approved color palettes and framework for ARC approval. The Motion was seconded by Pam Venosa and passed unanimously.

A Motion was made by Dikran Ohannessian to clean the roofs of the houses with the exception of new roofs, pending roof replacements and homes currently in litigation. In addition to cleaning the roofs to allow the Masters Board to obtain quotes and permit owners to opt to select algaecide/biocide cleaning at their own expense. The Motion was seconded by Pam Venosa and passed unanimously.

A Motion was made by James Swanger to have all homeowners that are in litigation as a result of a roof replacement claim to provide Dikran Ohannessian, Masters ARC Chairman, the with claim information that will be provided to the Pelican Sound ARC. The Motion was seconded by Dikran Ohannessian and passed unanimously.

Homeowner Comments / Concerns: Homeowners were provided the opportunity to ask questions or make comments with regard to Agenda items.

Adjournment: There being no further business to discuss, the meeting was adjourned at 12:27P.M.

Respectfully Submitted by,

Heather Keel, CAM
Cambridge Property Management