

The Masters at Pelican Sound Homeowners Association, Inc.
Minutes of the Board of Directors Meeting Workshop
April 22, 2020

Minutes from the Board of Directors Workshop Meeting held April 22, 2020 via Video Conference using Zoom Online Meeting Room.

Call to Order: The meeting was called to order at 2:06 P.M.

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

Also Present: Heather Keel of Cambridge Management

Proof of Notice: Notice was posted per Florida Statute.

House Painting Status Update: All homeowner color selections were submitted and there were only two conflicts which were immediately addressed and resolved with updated color selections. There has been discussion of including the painting of lanai ceilings as part of the RFP. It was noted that the painting schedule will most likely be delayed to early 2021. Five homes retained their existing colors and the five homes consisted of only two paint schemes.

Roofing Quotes Received – General Summary: It was noted that bids were obtained but the scope of work has changed and revisions will have to be obtained based on how the Board of Director wishes to proceed.

Roof Litigation Status Update: It was noted that there are currently 32 homes eligible to have their roofs cleaned, 30 homes with new roofs and 38 homes currently in Litigation.

Roof Cleaning/Painting: A review of the process was given. On February 24, 2020 Jim and Dikran met with the Attorney to review the Painting and Roof Cleaning allowances in the Governing Documents. On March 10, 2020, the legal opinion was received from the Attorney. Based on the opinion, the Board of Directors will determine the best method of moving forward this roof cleaning and painting cycle.

The Board of Directors had general discussion regarding the possibility of moving the responsibility of roof cleaning back to the homeowner. With the many stages of roof conditions, it seems the most plausible solution. Additional discussion will be held with regard to this matter. Additionally, the subject of amending the current language in the Declaration with respect to house painting to exclude hurricane shutter housings and railings from the Association's fiscal responsibility was discussed. This would put the fiscal responsibility for painting these items back on the homeowners.

Next Meeting Date: Wednesday, April 29, 2020 at 2:00 P.M.

Adjournment: There being no further business to discuss, the meeting was adjourned at 3:10 P.M.

Respectfully Submitted by,

Heather Keel, CAM
Cambridge Property Management