

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

March 11, 2014

The meeting was called to order at 9:04 A.M. by Board President Kurt Blumenthal

A Quorum of the Board was present.

Proof of Notice – Notices were mailed per statute.

Board members Present: Kurt Blumenthal- President
William Maxwell- Vice President
Roger Roberts- Secretary
Terry Mountford- Treasurer
Jerry Vasile- Director

Also present James Meade and Stacy Fults, CAM of Cambridge Property Management.

Rodent Control/Massey Contract

Kurt Blumenthal provided an update on the Massey Issue and dissatisfaction of the Board and the homeowners. Bill Maxwell made a motion to terminate Massey and hire Armstrong Pest Control. The motion was seconded by Roger Roberts and passed unanimously. A homeowner wanted Cambridge to make sure that Armstrong Pest Control is not using actual poison in the bait boxes but cat food and to make sure that the boxes are up against the wall.

Vent Screening

The vent screening project was discussed at length amongst the Board and homeowners. Cambridge Management will obtain bulk prices for the metal mesh from JUMP and Erin Sain. Peter Bodner to send information to the Board regarding the covers.

Mailbox Issues

Kurt Blumenthal provided an update on the mailboxes. Cambridge Management will ask ASAP Mailbox if the Association could buy several mailboxes and brackets from him. If so, get a cost. Cambridge Management to contact Lykins to get a price for using the automotive paint.

Roof Cleaning Alternatives

The Roof Cleaning was discussed at length amongst the Board and homeowners. Cambridge Management will obtain proposals for various methods for the roof cleaning including both chemical cleaning and traditional cleaning.

Reserve Account Issues

The Board discussed changing the timing and funding of certain reserve categories and well as the possibility of adding additional reserve categories. This will be explored further during the budget process in the Fall.

ARC Chair/Committee Appointments

Kurt made a motion to appoint Jerry Vasile as the ARC Chairperson. Bill Seconded the motion and it passed unanimously.

Landscape Committee

Kurt made a motion to appoint John Fenton to the Landscape Committee along with Chairperson Kurt Blumenthal and Carol Roberts. Jerry seconded the motion and it passed unanimously.

Nominating Committee for 2015

Kurt made a motion to appoint Terry Mountford as the Chairperson along with Bill and Jerry to the Nominating Committee. Roger seconded the motion and it passed unanimously.

Other New Business

Roger provided an update on the Palmetto Removal Project. There will be a town hall meeting and will request that Jim Whitmore be present. Kurt to set-up a meeting with Jim Whitmore to discuss.

Roger made a motion for the Association to make a \$100.00 donation the Heart Association. Jerry seconded the motion and it passed unanimously.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 10:42 A.M.

Respectfully Submitted by,

James Meade, CAM
Cambridge Property Management