

**The Masters at Pelican Sound  
Homeowners Association, Inc.  
Board Meeting Minutes  
June 12, 2012**

Minutes from the Board of Directors Meeting held  
June 12, 2012 in the Waterside Room

**The meeting was called to order at 3:00 P.M. by President, Kurt Blumenthal.**

**Proof of Notice** – Notice was posted on property per Statute.

**A Quorum of the Board was noted.**

**Board members Present:**  
Kurt Blumenthal - President  
Robert Chambers – Vice President  
Bill Maxwell - Director  
John Fenton – Secretary  
Terry Mountford- Treas.

**Also present:** James Meade of Cambridge Management.

**Approval of Minutes:** A motion was made by John Fenton, and seconded by Bob Chambers to waive the reading and approve the May 10<sup>th</sup> and May 16<sup>th</sup> , 2012 Meetings Minutes. The motion passed unanimously.

**Painting Project- Final Presentations-** The board of directors reviewed final proposals and conducted a question and answer period with the three painting contractor finalists. The contractors were Contractors Painting, Florida Painters and Vic's Painting.

**Paint Contract Approval** -Following the Q & A and a detailed discussion a **Motion** was made by Terry Mountford to accept the proposal from Florida Painters at a price of \$124,995 ,utilizing the spray and rollback method. The motion was seconded by Bob chambers and passed unanimously.

**Painting Palates** - As a follow-up to the painting contractor approval the following Motion was made by Kurt Blumenthal and seconded by Bob Chambers- **Motion-** All homes in the Masters are to be painted the existing color combination, notwithstanding that homeowners may be allowed to apply through the ARC process to change the color of their front entry door. Homeowners may choose from the existing door colors, but must have an approved ARC application submitted by September 1, 2012. - The motion was passed unanimously.

**Painting specifications-** A **Motion** was made by Terry Mountford and seconded by Bill Maxwell to state in the specifications , that the drip edge and fascia will be painted during the painting project ( soffit excluded) . The Association will also engage a contractor to clean the weep holes prior to roof cleaning. All board members were in favor except Bob Chambers who was opposed.

**Other Business** - Bob chambers reported that Doug MacLeod has submitted an ARC form to change the color of his home. A **Motion** was made by Kurt Blumenthal to decline the request which was seconded by Bob chambers and passed unanimously

**Adjournment –**

There being no further business to discuss, the meeting was adjourned at 4:25 P.M.

Respectfully Submitted by,

James Meade, CAM  
Cambridge Property Management