

**The Masters at Pelican Sound
Homeowners Association, Inc.
Board Meeting Minutes
Thursday, November 17, 2011**

Minutes from the Budget Workshop Meeting of the Board of Directors held
November 17, 2011 in the Waterside Room

The meeting was called to order at 2:02 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
Terry Mountford - Treasurer
Arnold Mantilia - Director
John Fenton- Secretary

Also present: James Meade of Cambridge Management, as well as, Jami Atley, Dusty Fontaine and Linda Nelson of Greenscapes.

Discussion of Greenscapes Contract: Kurt recommended addressing questions to the representatives from Greenscapes at the start of the meeting so that they could be excused following their portion of the Agenda. The following issues were resolved regarding the 2012 Landscape Contract, as well as, additional landscape services.

1. Remove mulch from the basic contract and insert as custom contract service.
 - a. Basic agreement decrease from \$150,624/year to \$129,750
 - b. Mulch services to include 4,760 bags at \$4.90/bag or \$23,324
 - c. Net effect is to increase landscape line item by \$2,450
2. Solenoids, valve repair to be included as part of basic agreement (reduce budget line item by \$450).
3. Selectively trim Oak trees.
 - a. Estimate 2/3 of 84 trees equal 56 X \$15/tree equal \$840.
 - b. Total line item for tree trimming equal 2 Palm trimming @ \$6,613 equal \$13,226 plus \$840 equal \$14,066 (net reduction of \$1,434).
4. Jami and John Fenton to review Palm tree count and number over/under 14 feet.
5. Jami to assess mulch application and apply up to 500 additional bags around the community. Financial impact approximately \$2,500 for 2011.
6. Palm trees to be pruned in December as per 2011 Contract.
7. Board needs to address repositioning of irrigation heads close to homes.

Kurt thanked the representatives from Greenscapes for their attendance and assistance in finalizing the 2012 Budget Questions.

Painting: The Board discussed and finalized the various fascia related to the 2012 painting of the exterior of homes throughout the Community. They are as follows:

1. The Association will power wash, caulk and paint homes in 4th quarter 2012.
2. The Board decided to change reserve requirement for 2019 painting so as to have \$225,000 fully reserved by 12/2018.
 - a. This action will increase the budget by \$4,037. (\$32,142 vs \$28,125)
3. The Reserve balance for power washing roofs in 2015 is sufficient.
 - a. Jim Meade was instructed to investigate alternative power washing methods.

Mailbox Maintenance: The Board of Directors made the following adjustments to the proposed 2012 Budget listed below:

1. The Operating line item was reduced to reflect ten annual repairs at \$650.
2. The Board approved the waxing/cleaning of the mailboxes biannually at \$1,000 per treatments for a total of \$2,000. The Contract was awarded to JumpTolt.

Approval of 2012 Proposed Budget: A Motion was made by Kurt Blumenthal to approve the Budget as amended during the meeting to be mailed to all Homeowners. The Motion was seconded by Terry Mountford and passed unanimously

This information will be forwarded to Steve Hart of Collier Financial for final computation and review. The proposed assessment for 2012 is projected to be \$626.00 per quarter for homes without pest control and \$681.00 for homes with pest control.

Budget Adoption Meeting: The Budget Adoption Meeting is scheduled for December 13, 2011 at 2:00pm in the Waterside Room.

Minutes: A Motion was made by Bob Chamber to approve the following Meeting Minutes as submitted: June 28, 2011 (BOD Meeting), July 26, 2011 (Special Meeting), July 26, 2011 (BOD Meeting), August 15, 2011 (Special Meeting), and October 12, 2011 (Budget Workshop Meeting). The Motion was seconded by John Fenton and passed unanimously.

ARC Follow-up: Bob Chambers requested that Cambridge Management follow up on two Loquat Tree removal letters. Jim Meade will also mail approved ARC Applications to the respective Homeowners.

Adjournment:

There being no further business to discuss, Kurt Blumenthal made a motion, seconded by Bob Chambers to adjourn the meeting. All in favor, motion passed, the meeting was adjourned at 3:50 P.M.

Respectfully Submitted by,

James Meade, CAM
Cambridge Property Management