

**The Masters at Pelican Sound
Homeowners Association, Inc.
Minutes of Annual Members Meeting
Tuesday, March 15, 2011**

Minutes from the Annual meeting held March 15, 2011 at the
Waterside Room in the Main Club at Pelican Sound

The meeting was called to order at 2:02 P.M. by President Marcy Holtz

A Quorum of Members was established by Steve Hart from Collier Financial with 48 Homeowners represented in person or by proxy.

Proof of Notice – Steve Hart presented affidavits of mailing for the first and second notice of the Annual Meeting. Notices were also posted on site per statute.

Board members Present:

- Marcy Holtz
- Bob Chambers
- Don Jancin
- John Fenton
- Arnold Mantilia

Also present James Meade, CAM of Cambridge Property Management and Steve Hart of Collier Financial.

Reading or waiver of 2010 Annual Minutes – Don Jancin made a motion to waive the reading of the 2010 Annual Meeting minutes and accept them as corrected. The motion was seconded by Arnold Mantilia, all in favor. Motion passes.

Announcement of Board of Directors – Since there were two openings on the Board of Directors and two “Intent to Run” forms were received, an election was not necessary. The 2011 Board of Directors is as follows: Kurt Blumenthal, Bob Chambers, Terry Mountford, John Fenton, and Arnold Mantilia.

President’s Report – President Marcy Holtz thanked the Masters homeowners for their support of both the Rally for a Cure event and the Estero High School Golf Club.

Marcy also reported on the satisfaction survey conducted throughout Pelican Sound. Marcy stated that they had received a very good response from the Masters and that the survey showed that Master’s Homeowners reported that they were 95% satisfied with their community. A new electronic survey will be conducted in April. Marcy then reported that the purchase of the Klasa property had been approved.

Lastly, Marcy discussed the concept for the expansion of the amenities within Pelican Sound.

Treasurer’s Report – Arnold Mantilia reported that the Association is in excellent financial condition, but that there is one home in foreclosure that should be resolved shortly.

Reports of Committees –

- **ARC Committee** – ARC committee chairperson Bob Chambers reported that 35 ARC applications were submitted in the last 12 months with 28 approved and 7 approved with conditions. The committee conducted quarterly walk throughs and 3 special walk throughs which resulted in violation letters sent by Management.

The committee also coordinated the new light replacement selections, and has been working closely with the mailbox committee on finalizing the choice of a vendor and replacement mail box.

- **Landscape Committee** – Marcy reported that the removal of the callophyllum trees killed by the cold weather was completed. The community will also be converting from pine straw to mulch in the fall. Additional landscaping is also being installed to shield back flow valves from view.

Property Management Report: Jim Meade reminded all homeowners to contact Cambridge management with any landscape or irrigation problems, as well as any other issues such as pest control, mail box damage, etc. Cambridge now manages 18 of the 22 associations within Pelican Sound and have a full time property administrator, Nicole Taranto assisting Jim Meade with the day to day management of Pelican Sound.

Thank you 's – With their terms ending at today's meeting, Bob Chambers thanked Marcy Holtz and Don Jancin for their service to the community.

New Business:

New Business: The results of the two motions presented to the homeowners are as follows:

1. Vote to rollover 2011 excess funds: passed 46 in favor 0 opposed 2 no vote
2. Vote to waive CPA review/compilation of 2011 Financials: passed 45 in favor 1 opposed 2 no vote

Next Meeting – The next scheduled BOD meeting will be held on April 5th, 2011 at 2pm in the Waterside Room.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 2:27P.M.

Respectfully Submitted by,

James Meade, CAM
Cambridge Property Management

**The Masters at Pelican Sound
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Minutes of Organizational Meeting
Tuesday, March 15, 2011**

Minutes from the Organizational meeting held directly after the Annual Meeting in the
Waterside Room in the Main Club at Pelican Sound

The meeting was called to order at 2:32 P.M. by Bob Chambers.

Quorum: A Quorum of the Board was noted.

Proof of Notice – notice of the Organizational meeting was included with the Annual Meeting notice per statute.

Election of Officers:

1. Bob Chambers nominated Kurt Blumenthal as board President. The nomination was seconded by Arnold Mantilia and passed.
2. Arnold Mantilia nominated Bob Chambers as Vice President. The nomination was seconded by John Fenton and passed.
3. Bob Chambers nominated Terry Mountford as Board Treasurer. The nomination was seconded by Arnold Mantilia and passed.
4. Bob Chambers nominated John Fenton as Board Secretary. The nomination was seconded by Arnold Mantilia and passed.
5. Arnold Mantilia will continue as a Director.

The Board stated that the mailbox project will be addressed at the April Board meeting scheduled for April 5th at 2pm.

Adjournment – There being no further business to discuss the meeting was adjourned at 2:47pm.