

**THE MASTERS  
AT PELICAN SOUND  
NEIGHBORHOOD ASSOCIATION, INC.**

Minutes of the Annual Members Meeting  
March 21, 2006

The Annual Members Meeting of The Masters At Pelican Sound Neighborhood Association, Inc. held on March 21, 2006 at the Pelican Sound River Club in Estero, Florida.

**Call to Order:** The meeting was called to order by John Phillips at 9:10 A.M.

**Board Members Present:** John Phillips, President  
Terry Mountford, Vice President  
Bill Karlen, Director

**Board Member Not Present:** Vern Fossum, Secretary/Treasurer

Also in attendance were Joe Krepel and Jeannine Headberg of Paradise Property Management Group, Inc. and Steve Hart of Collier Financial.

**Certifying Quorum:** 63 members present in person or by proxy

**Proof of Notice:** The Proof of Notice was given by John Phillips, President.

**Reading or waive reading of previous minutes:** **MOTION** by Mountford seconded by Karlen to waive the reading of the annual meeting minutes of March 18, 2005 and accept them as written. **VOTE:** All in favor / motion passes

**Report of Officers:**

Treasurer Mountford opened discussion and reviewed the financial report. Copies of the financial report are available upon request. 2005 excess \$35,644.00, reserves \$118,577.00 total \$154,221.00

**MOTION** by Mountford seconded by Phillips to remove the liability to the developer of \$3,793.41 and put it in the 2006 operating account. **VOTE:** All in favor / motion passes

Karlen reported that the association is replacing trees and palms only. Homeowners will be responsible for their individual landscaping costs. Greenscapes will provide proposals for plantings to individual homeowners.

**Unfinished Business:**

Phillips explained the results of the plant replacement referendum. 75% of homeowners voted 73% voted for Option 2 27% voted for Option 1

Phillips expressed his personal disappointment with Massey Pest Control's administration of the rodent control bait stations. Many were moved by painters and never replaced by Massey service reps. These stations were to be monitored monthly and The Masters may be due a refund of some sort. Paradise Management will look into this.

The "Paint Project" is complete. There were a few issues but most have been addressed. Overall the project was well done.

The master ARC compiled a list of dirty roof infractions. No homes from The Masters Association were listed.

Phillips thanked Jim Potter for his service to the community as a member of the board and wished them the best with their move.

Jim Potter questioned if a motion to adopt the plant referendum was needed. **MOTION** by Karlen seconded by Mountford to adopt the \$3000.00 in the current budget for tree and palms expenses only. All other shrubs and flowers expenses will be the responsibility of the homeowners. **VOTE:** all in favor / motion passes.

Paradise Management with Dirtbusters on the expected completion of the roof tiles.

Phillips thanked the community for their responses to his polls and emails. He goes on to answer a question on the proposed interior changes to be made at the clubhouse.

**New Business:**

**MOTION** for the rollover of excess funds **VOTE:** 63 votes cast 57 yes 6 abstain / motion passes

**MOTION** to waive CPA review **VOTE:** 56 yes 7 abstain / motion passes

**Election:**

Terry Mountford, Bill Karlen, and Vern Fossum are leaving the board. No nominations received from the floor. Someone will be appointed to fill Jim Potter's seat. With no opposition, George Biggs, Marcella Holtz and Joan Roeske fill the vacant seats.

**Adjournment**

With no further business to discuss, motion to adjourn the meeting was made by John Phillips, seconded by George Biggs, all in favor. Meeting adjourned at 9:55 am

Respectfully submitted:

Joe Krepel,  
Association Manager