

**The Masters at Pelican Sound
Homeowners Association, Inc.
Board Meeting Minutes
Tuesday January 18th, 2011**

Minutes from the meeting of the Board of Directors held
January 18th, 2011 at the Waterside Room

The meeting was called to order at 2:10 P.M. by Vice President Bob Chambers

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

A Quorum of the Board was noted.

Board members Present: Robert Chambers – Vice President
Arnold Mantilia - Treasurer
John Fenton- Secretary
Don Jancin – Director

Board Member Absent: Marcy Holtz

Also present James Meade, C.A.M. of Cambridge Property Management.

Reading or waiver of minutes:

A motion was made by Don Jancin and seconded by Bob Chambers to waive the reading of the December 14th, 2010 minutes and approve them as submitted. All in favor, motion approved.

Reports of Committees –

- **ARC Committee** – Bob Chambers reported on the activity of the ARC Committee. The committee provided Cambridge Management a list of homeowners who were to receive 2nd notice letters due to violations that have not been addressed. Copies will be provided to the committee for their records.

- **Landscape Committee** – in Marcy's absence Jim Meade reported that the last landscape walk through was held on November 18th. There was no walk through in December. Given the cold weather, no planting will occur until March. Most shrubs affected by the cold weather are expected to recover.

Property Management Report: Jim Meade reported that the Management Report focused entirely on the mailbox replacement project and that he will present that information when the subject is addressed under Old Business.

OLD BUSINESS:

Replace/Refurbish Carriage Lamps – Bob Chambers reviewed the information that was distributed to all homeowners regarding replacing/refurbishing of carriage lamps. A homeowner raised a question regarding the procedure and decision made by the BOD in this matter. He referred to a BOD meeting in 2005 that had to do with the maintenance of mailboxes. The BOD reaffirmed their decision from the December 14th BOD meeting regarding replacing/refurbishing the carriage lamps. A motion was made by Don Jancin and seconded by Bob Chambers directing the President of the Masters BOD to consult with the Masters Attorney to obtain an opinion on whether or not the wording "uniform" in the Declarations of Covenants had to be changed based on the previous motion of the BOD to allow homeowners to replace their current carriage lamps with any one of five models.

Mailbox replacement project – Jim Meade distributed proposals, pictures, and emails regarding the various options involved in the repainting of the mailbox posts and replacement of the mailboxes. Both vendors recommend not utilizing a steel mailbox as a replacement.

In addition there was concern regarding the pricing for both the painting and replacement mailbox. After some discussion, a motion was made by Bob Chambers and seconded by John Fenton to form a committee (Bodner, DeJulio, Fenton, and Jancin) to investigate alternative mailboxes and vendors. The motion was passed

Mulch - Under consideration was the proposal from Greenscapes to install mulch in the landscape beds 1x per year, instead of pine straw 2 xs per year. A sample of the proposed mulch was distributed for observation (mulch is the same used at entrance to the Masters). Also considered was the annual cost savings. After some discussion, a motion was made by John Fenton to approve the Greenscapes proposal for mulch reflecting a savings of \$3,751.78 in the first year. The motion was seconded by Bob Chambers and passed.

Revised Masters ARC Procedures/Responsibilities – Don Jancin made a motion to table the review of the Revised Masters ARC Procedures & Guidelines that had been prepared by the Masters ARC and submitted to the BOD for approval until the next BOD meeting so that the board members would have enough time to review the revised procedures and guidelines. The motion was seconded by Arnold Mantilla and passed.

New Business:

After some discussion, Don Jancin made a motion to table any action regarding repealing the "Resolution Establishing Masters ARC" and any revisions to the "Amended and Restated Masters Declaration of Covenants, Conditions and Restrictions" until the President of the BOD could consult the attorneys for the Masters Neighborhood HOA to determine what actions, if any, needed to be taken. The motion was seconded by Bob Chambers and passed.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 3:15P.M.

Respectfully Submitted by,

James Meade, CAM
Cambridge Property Management