

**The Masters at Pelican Sound
Homeowners Association, Inc.
Minutes of Board Meeting
Tuesday November 16th, 2010**

Minutes from the meeting of the Board of Directors held
November 16th, 2010 at the Waterside Room –Pelican Sound Main Club

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

Proof of Notice – Notice was posted on property per Statute by Marcy Holtz

A Quorum of the Board was noted.

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

Also present James Meade, C.A.M. and Nicole Taranto of Cambridge Property Management and Steve Hart of Collier Financial

Reading or waiver of minutes:

- A motion was made by Marcy Holtz and seconded by Arnold Mantilia to waive the reading of the October 19th, 2010 minutes and approve them as submitted with one change – adding the motion and approval of sponsorship of a hole for the upcoming golf tournament. All in favor, motion approved.

Property Management Report: Jim Meade reported that Cambridge Management has sent letters to homeowners on all of the violations reported by the ARC committee. He is also working on obtaining pricing information on replacement mailboxes similar to those in Pinehurst.

President's Report: President Marcy Holtz reported on the following topics.

- Pelican Sound Budget was approved for 2011 with a small increase
- Work on the waterfront safety project has started.
- Information presented at the most recent Town hall meeting has been posted on the website. The presentation covered results of the Satisfaction Survey and the implementation plan. The Masters has one of the highest satisfaction rates at 97%.
- A Special Meeting of the Pelican Sound BOD was called to approve leasing of the main entrance and monuments. As of 12-1-10, PSGRC will manage the entrance.

Treasurer's Report: Treasurer Arnold Mantilia reported that the association is in excellent financial condition, and there are no collection issues.

Reports of Committees:

- ARC Committee
 - There were 9 applications approved by the ARC committee
 - 6 of the applications involved landscaping changes

- 1 application involved low voltage lighting
- 1 application involved replacing windows with impact glass, (application was approved with the stipulation that the new windows remain the same size, tint, and appearance)
- 1 application involved the addition of a pool and pool cage. This application was approved with stipulations that a permit must be obtained from the county to build the pool/cage and remove an Oak tree. There were also restrictions placed on color of the pool cage, location of pool equipment, and that a separate ARC application must be submitted for any landscaping once the pool and cage are completed.
 - Between September and October 33 violation letters were sent by Cambridge Management. 10 dealt with plantings that have died and need replacement, and the remainder were for driveway cleaning.
 - ARC meeting to be held December 1st to verify which violations have been corrected
 - ARC committee will complete and submit changes to guidelines in December to the BOD.
- Landscape Committee
 - Previously noted grass problems have been addressed.

OLD BUSINESS:

Carriage Lamps – The issue of the condition of the carriage lamps was discussed. The lamps were refurbished/replaced in 2006 and are in need of maintenance again. It was decided that the Homeowner may refurbish existing lamps; replace with new from a choice of same model or select 1 of 3 different styles selected by the Masters ARC and approved by the BOD. The Homeowners will be sent a letter concerning this project.

Mailboxes – More discussion was held with regards to replacing mailboxes. Jim Meade will obtain information on who completed the mailbox replacement in Pinehurst, including brand, pricing etc.

Power washing Curb & Gutter – Jim Meade obtained pricing for this project. Pelican Sound is scheduled to clean the streets and power wash the curbs throughout the community. It was decided to hold off on this project pending the completion of this job by the master association to assess the quality of the completed work.

Review of the Masters HOA Documents – President Marcy Holtz reported that after a review of the Master's docs there is no immediate need to add or amend the documents.

2011 Draft Budget – The Draft Budget will be presented to the BOD at the December meeting as submitted at the Oct. 19,2010 BOD meeting.

New Business:

Hurricane Fabric – The board discussed the ramifications of the hurricane fabric installed at the entrance of one home. A letter will be sent to the Homeowner about the location of the fabric protector. Further information will be gathered for discussion at a later date.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 2:56P.M.

Respectfully Submitted by,

James Meade, CAM
Cambridge Property Management