

**The Masters at Pelican Sound  
Homeowners Association, Inc.  
Board Meeting Minutes  
Tuesday April 5<sup>th</sup>, 2011**

Minutes from the meeting of the Board of Directors held  
April 5<sup>th</sup>, 2011 at the Riverside Room

**The meeting was called to order at 2:05 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  
Terry Mountford - Treasurer  
Arnold Mantilia - Director  
John Fenton- Secretary

**Board Members Absent:** Robert Chambers – Vice President

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

**Reading or waiver of minutes:**

A motion was made by Arnold Mantilia and seconded by John Fenton to waive the reading of the February 8<sup>th</sup>, 2011 minutes and approved them as submitted. All in favor, motion approved.

**Property Management Report:** Jim Meade reported that the property management issues would be covered under the new business agenda items.

**President's Report:** President Kurt Blumenthal reported on the following subjects:

- **Introductory email** – Kurt reported that he sent out an introductory email informing homeowners of his presidency and asking them to introduce themselves to him over the coming weeks.
- **Klasa property purchase** – Kurt reported that the purchase of the Klasa property by the Club had been finalized. The purchase price of \$150,000 plus closing costs was funded from the WCI settlement.
- **Amenities expansion plan** – The plan to request feedback regarding the amenities plan from homeowners through the scheduling of Town Hall meetings was discussed.
- Kurt will forward the General Managers report to all homeowners.
- Kurt then provided an update on the palmetto trimming, feasibility study of fiber optics, repair of entry monuments, the follow up satisfaction survey, April 25<sup>th</sup> foreclosure sale, and the report of intruders within the Masters.

**Community Picnic:** Don Jancin reported on the plans and the level of interest for the community picnic to be held on April 26<sup>th</sup>.

### **Reports of Committees –**

- **Landscape Committee** – John Fenton thanked the Landscape Committee and Jami Atley of Greenscapes for assisting him on his new assignment as chair of the landscape committee. The walk through was held on March 31<sup>st</sup>. John reported that weekly mowing will commence in April and a hard cutback of the shrubs will be conducted in late May into early June.
- The spring pine straw application will be skipped with the pine straw to be removed in November and replaced with mulch
- The next walk through is scheduled for April 26<sup>th</sup>
- Terry Mumford asked that Greenscapes fill in the sink hole at 21780 Masters Circle and monitor the location for further settling. Jim Meade will contact Jami Atley to have this done.

**Treasurer's Report** – Terry reported that going forward he will request copies of bank statements and reconciliations to be sent to him with the monthly financial reports from Collier Financial.

### **OLD/NEW BUSINESS:**

- Mailbox replacement – The Masters ARC committee presented 2 proposals for mailbox replacement with a recommendation to chose the proposal from ASAP Mailboxes.

Following much discussion the Board decided not to move forward with the project at this time. At the next BOD meeting Kurt will present a resolution to move forward with revising the documents to address the responsibility of maintaining the mailboxes and posts.

**Homeowner Questions:** A homeowner raised questions regarding the pros and cons of mulch vs. pine straw. Since a decision to switch has already been approved by the BOD, Greenscapes will continue to provide information to address homeowner concerns.

**Next Meeting** – The next scheduled meeting will be May 5<sup>th</sup>, 2011 at 2pm in the Waterside Room. – (The meeting was subsequently re-scheduled to Wednesday May 4<sup>th</sup> at 2pm)

### **Adjournment:**

There being no further business to discuss, the meeting was adjourned at 3:35P.M.

Respectfully Submitted by,

James Meade, CAM  
Cambridge Property Management