

**The Masters at Pelican Sound
Homeowners Association, Inc.
Minutes of Board Meeting
Tuesday, May 11, 2010**

Minutes from the meeting of the Board of Directors held
May 11, 2010 at the Waterside Room –Pelican Sound Main Club

The meeting was called to order at 11:02 A.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 with 4 of the 5 Board members present.

Board members Present: Marcy Holtz - President
Arnold Mantilla - Treasurer
Don Jancin – Director

John Fenton- Secretary (via teleconference)

Board members Absent: Robert Chambers – Vice President

Also present James Meade, CAM of Cambridge Property Management.

Reading or waiver of minutes:

- A motion was made by Marcy Holtz and seconded by John Fenton to waive the reading of the April 6, 2010 minutes and approve them as submitted. All in favor, motion approved.

Property Management Report: James Meade presented the Property Management report which covered Management, Landscaping and ARC issues. (A copy of the report is included as a formal attachment to the Minutes.)

President's Report: Marcy reported that the PS BOD voted not to send the motion concerning beach front property to the NVR's. She also reported that there will be a PS BOD workshop held this week.

Reports of Committees:

- ARC Committee – Marcy reported that The Masters at Pelican Sound must change the Masters ARC application and landscape guidelines to coincide with Pelican Sound GRC regulations. Except for “like for like” replacement of plants an ARC application must be submitted and approved by both the PSGRC ARC and The Masters ARC.
- Landscape Committee – Marcy reported that the trimming of the Live Oaks on the street and all Cabbage/Sable palms on lots will begin the first week of June. Most of the Ixoras and other plants are recovering from the cold weather (the Calophyllum Trees are covered under new business)

OLD BUSINESS:

- Approval of ARC Committee Appointments – Marcy Holtz recommended that the following homeowners be appointed to the standing Architectural Review Committee with Bob Chambers, Vice President, as Chairman:
Al Angell
Nancy Freeman
Jim Knoble
Sue Plummer

Arnold Mantilla motioned and John Fenton seconded the motion. All in favor.

- Approval of AD HOC Landscape Committee Appointments– Marcy Holtz recommended that the following homeowners be appointed to the AD HOC Landscape Committee with Marcy Holtz, President, as Chairperson:
Mary Demueles
Ric Ellis
Joan Mountford
Steve Russo

Marcy Holtz motioned and Don Jancin seconded the motion. All in favor.

- Legal Counsel AD HOC Committee- Following discussion by the Board of Directors, it was decided that in order to expedite the process, Marcy Holtz and Kurt Blumenthal would work together to set up interviews with the recommended law firms.
- Revisit of Rejected ARC application- Information was presented to reconsider an ARC application that was denied. After some discussion the Board decided that the original rejection would stand.
- Accounting Procedures- Cambridge Management’s invoice approval process was presented but, Collier Financial’s accounting procedures were not available for discussion. Jim Meade will forward Collier Financial’s accounting procedures to the Board. The review has been tabled to the June 8, 2010 meeting.
- Review of Compliance letters- The Board reviewed the draft compliance letters and approved them with minor corrections. Don Jancin made a motion to forgo Attorney review of the letters and mail as corrected. The motion was seconded by Arnold Mantilla. All in favor.

NEW BUSINESS:

- Removal of the dead *Calophyllum* trees – The Landscape Committee surveyed the Masters and 48 to 50 *Calophyllum* trees have died from the winter frost and the long period of overnight cold temperatures. Marcy is obtaining a group price for the removal and will make one application to the ARC Committee to approve the removal. Marcy Holtz will notify homeowners of the procedure and pricing once it has been finalized.
- Pelican Sound GRC Survey – Marcy Holtz stated that Pelican Sound GRC is re-staking the Pelican Sound property lines since many were moved or removed since the original survey. Homeowners will be informed to not tamper with the markings.
- Review of Pending ARC applications- The Board of Directors as the acting ARC Committee reviewed all pending ARC applications. See detail below:

21803- Remove small bed at entry & replace with pavers- Rejected

21808- Remove dead tree- Approved

21816- Remove 2 dead trees- Approved

21921- Remove dead tree- Approved

21820- Remove dead tree- Approved

21917- Replace shrubs- Approved

21840- Replace shrubs- Approved

21780- Replace shrubs- Approved

21900- Install storm shutters-Approved

- Next Meeting Date- The next Board of Directors meeting is scheduled for Tuesday June 08, 2010 in the Waterside Room.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 12:18P.M. All in favor. Motion passed.

Respectfully Submitted by,

James Meade, CAM
Cambridge Property Management