

**The Masters at Pelican Sound  
Homeowners Association, Inc.  
Minutes of Board of Directors Meeting**

October 27, 2015

Minutes from the Board meeting held at the  
Lakes Room in the River Club at Pelican Sound

**The Meeting was called to order at 1:00 P.M. by Board President William Maxwell**

**Quorum- A quorum was established with the presence of the following Board Members:**

Bill Maxwell  
Roger Roberts  
Gerry Vasile- (on phone )  
Arnold Mantilla  
Nancy Freeman

**Also present-** James Meade and Stacy Fults of Cambridge Property Management and Steve Hart of Collier Financial

**Proof of Notice:** Notice was posted and e-mailed per Statute

**Appointment to fill open Board Position- Motion-** A Motion was made by Bill Maxwell by and seconded by Roger Roberts to appoint Nancy Freeman to fill the open board of directors position. The motion was passed unanimously.

**Approval of May Meeting Minutes- Motion-** A Motion to approve the Minutes of the May Board of Directors Meeting was made by Roger Roberts and seconded by Nancy Freeman. The Motion was passed unanimously.

**Secretaries Report-** Roger Roberts reported on the update of the Masters Homeowner Roster. Roger will work closely with Collier financial and Cambridge management to maintain an updated and accurate database.

**OLD BUSINESS-**

**Approval of Cambridge Management Contract - Motion-** A Motion was made by Arnold Mantilla and seconded by Nancy Freeman to approve the revised Cambridge Management Contract negotiated by the Board of Directors . The Motion passed unanimously.

**Review of draft 2016 Budget-** Steve Hart conducted a line by line review of the proposed 2016 Masters Budget. Following a detailed discussion of all budget items, the following motion was made:

**Motion-** Roger Roberts made a motion to approve the Draft Budget at an assessment rate of \$532 per quarter (same as 2015) for mailing to all Homeowners 14 days prior to the Budget Adoption Meeting. The motion was seconded by Gerry Vasile and passed unanimously.

**Roof Cleaning-** Following a detailed discussion regarding the various methods of roof cleaning and vendors, the following motion was made:

**Motion-**A motion was made by Roger Roberts to contract with Dirtbusters to to clean the roofs of the Masters at a price of \$25,000, to be conducted in the first quarter of 2016. The motion was seconded by Arnold Mantilla and passed unanimously.

**Contributions-** Following a detailed discussion, the Board decided to address charitable contribution requests through homeowner solicitation, rather than by formally committing Association funds.

**Homeowner Questions-** A homeowner raised a question regarding the condition of the Masters mailboxes. The Board of Directors requested that Cambridge management obtain pricing, specifications and warranty information for replacement mailboxes.

**Next Meeting Date-**The Budget Adoption Meeting is scheduled for November 19th at 12:30 PM at the River Club conference rooms.

**Adjournment:**

There being no further business to discuss, the meeting was adjourned at 1:58 oh P.M.

Respectfully Submitted by,  
James Meade, CAM- Cambridge Management