

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

May 1, 2015

Minutes from the Board meeting held May 1, 2015 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  
Arnold Mantilla  
Christy Doyle

**Also present** James Meade of Cambridge Property Management

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

**Approval of 10/21/14 and 12/12/14 Meeting Minutes-** minutes. The Minutes for the referenced Meetings were presented for review and approval.

**Motion- A Motion was made by Gerry Vasile and seconded by Christy Doyle to waive the reading of the Minutes presented and approve them as submitted. The Motion was passed unanimously.**

The Draft 2015 Annual Meeting Minutes and the Organizational Meeting Minutes were provided for review only. These will be approved by the Members at the 2016 Annual Meeting.

**OLD BUSINESS-**

**Renewal of Resolution Establishing The Masters ARC-  
Established –May 12, 2008  
Revised – Feb. 8, 2011  
Revised – May 1, 2015**

Bill Maxwell discussed the origin of the Resolution and the necessity for the revision. Gerry then discussed The Masters role as a review and comment body, not requiring formal Meetings and Notice procedures. Following a brief discussion and question and answer period, the Motion listed below was presented.

**Motion- A Motion was made by Roger Roberts and seconded by Jerry Vasile to approve the revised Resolution as presented. The Motion passed unanimously.**

**Approval of The Masters Neighborhood Architectural Standards and Procedures-**

Gerry explained the necessity to revise the Neighborhood Standards and Procedures to follow the new Pelican Sound ARC Procedure. He also explained that the Neighborhood standards can be, and are stricter than the Pelican Sound rules some areas. Following some discussion the Motion listed below was presented:

**Motion- A motion was made by Roger Roberts and seconded by Gerry Vasile to approve The Masters Neighborhood Architectural Standards and Procedures dated 4/21/15 as presented. The Motion passed unanimously.**

### **Roof Cleaning- Timing/Method**

Bill Maxwell discussed delaying the Roof Cleaning Project until after the Golf course renovation, given the fact that the project will generate a significant amount of dust and dirt which would negate any benefits of cleaning the Roofs. Bill also reported that a number of Homeowners were satisfied with the previous vendor Dirtbusters, and that the Board should consider the use of their services for the upcoming project .Following a discussion of the issues the Motion listed below was presented.

**Motion- A Motion was made by Gerry Vasile and seconded by Arnold Mantilla to table the Roof cleaning decision till the fall of 2015.The Motion passed unanimously.**

Bill requested that Jim Meade obtain pricing and availability from Dirtbusters as well as from firms using the chemical cleaning method for presentation at that time.

### **NEW BUSINESS-**

**Trees-** Bill Reported that the NVR's are looking at a Community wide tree trimming program in order to save money and possibly increase efficiency. Bill reported that they are only in the information gathering phase at this time, and that no decisions will be made until the fall.

**Management Contract-** Bill Maxwell reported the Management Contract with Cambridge Management has not been updated since 2008. Jim Meade presented a revised Contract which was reviewed by the Board. Changes were recommended which Jim will incorporate into the Contract and return to the Board for review.

**Homeowner Directory-** The Board discussed establishing a new Community Directory. Following a brief discussion the Motion below was presented;

**Motion- A Motion was made by Gerry Vasile and seconded by Arnold Mantilla to move forward with establishing a new Community Directory. The Motion passed unanimously.**

### **Homeowner Questions –**

**Mailboxes-** A Homeowner stated the numbers on the Mailboxes are difficult to see at night. The Board asked Jim Meade to obtain a price to change the current mailbox numbers to reflective numbers

**Thank you-** The homeowners present thanked Don Jancin for another successful party

### **Adjournment:**

There being no further business to discuss, the meeting was adjourned at 2:05 P.M.

Respectfully Submitted by,  
James Meade, CAM- Cambridge Management