

**THE MASTERS  
AT PELICAN SOUND  
NEIGHBORHOOD ASSOCIATION, INC.**

Board of Directors Meeting Minutes  
January 29, 2007

Minutes from a Board of Directors Meeting of The Masters at Pelican Sound Neighborhood Association, Inc. held on January 29, 2007 at the Pelican Sound River Clubhouse in Estero, Florida.

**Call to Order:** The meeting was called to order by John Phillips at 9:02 A.M.

**Board Members Present:** John Phillips, President  
Joan Roeske, Vice President  
Marcy Holtz, Secretary  
George Bigg, Treasurer  
Betty Petronis, Director

**Homeowners Present:** P. Bodner, J. Maher, B. Ellis, J. Ellis

**Also Present:** Jeannine Hedberg, Paradise Property Management

**Quorum:** Present

**Proof of Notice:** The Proof of Notice was given by J. Phillips.

**Reading or waive reading of previous minutes:** The minutes from the Board meeting of December 5, 2006 were waived until the next meeting.

**Treasures Report:** G. Bigg reported that YTD November 30, 2006: Reserves - \$86,318; Operating cash balance - \$41,682; Eleven month operating surplus - \$12,764; all 3<sup>rd</sup> quarter assessments – paid.

**Management Report:** J. Hedberg reported that Greenscapes has replaced some sprinkler heads on the new replacement program. E. Morgan, Greenscapes will work with Paradise to inventory which homes have been updated. Carriage lamps – all but 4 or 5 have been replaced or refurbished.

**Directors Reports:** None

**Old Business:**

a. **Carriage Lamps:** 4-5 still need refurbishing or replacement.

b. **Modification/updating of Bylaws:** The By-Laws Committee has sent out their recommendations to our legal counsel, Jason Mikes. J. Phillips previously distributed the “red-line” copies to each member of the Board. The “red-line” copies reflected the totality of the work of the Committee and input from legal counsel.

**MOTION:** J. Phillips motioned to accept the amended the By-Laws of the Masters Homeowners Association as proposed by the Masters Homeowners Association By-laws Committee and reviewed by the Masters legal counsel, Jason H. Mikes, subject to approval by the Members pursuant to Section 8.1 of the By-Laws now in effect. M. Holtz seconded the motion. All in favor. The motion passed unanimously. The

amended By-Laws will be sent to all Masters Homeowners by Collier Financial, and voted on at the Annual Meeting of the Homeowners.

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**c. Declaration of Covenants Update: MOTION:** J. Phillips motions to amend Section 7.2 of the Declarations of Covenant, Conditions and Restrictions for the Masters at Pelican Sound Neighborhood to reflect our present landscaping responsibilities as approved by the Masters BOD, subject to approval by the Members pursuant to Section 16.3 of the Declarations of Covenants now in effect. J. Roeske seconded the motion. All in favor. The motion passed unanimously. The amendment to Section 7.2 will be sent to all Masters Homeowners by Collier Financial, and voted on at the Annual Meeting of the Homeowners. The association's legal counsel, Jason Mikes will prepare the complete revision of the Declarations for the BOD's review..

**d. Modification of sprinkler heads:** Pop-up sprinkler heads will be replaced over a 3 year period. Current equipment is no longer available. Total cost of project: \$9,530.

**e. Additional street lighting:** J. Phillips requested Pelican Sound GRC to install an additional streetlight on Masters Circle entrance, near 21700. FPL has surveyed the area and determined that there will need to be an additional electrical box installed. Cost - \$800.00 + trenching. Pelican Sound Property Management to obtain total cost.

**Other lighting issues:** 21724 Masters Circle has branches blocking the streetlight. Paradise Management will work with Greenscapes on this issue. There are also several 'up lights' on the palms at the entrance that need new bulbs. J. Phillips will work with Pelican Sound Property Management to have them checked.

**f. Proposal to trim oak trees: Landscaping:** Greenscapes has proposed pricing to trim many of the oak trees in the neighborhood. The pricing is for three distinct tree sizes. A more detailed pricing has been requested.

#### New Business:

- a. **Special meeting to choose candidates for PRGRC BOD:** A special meeting of the Masters BOD will be held on February 12, 2007 at 11:00 AM in the Waterside Room to determine how proxy votes will be cast. Based on the total votes cast, the Masters NVR will cast the Masters votes for 5 of the 8 persons seeking election.
- b. **Annual Meeting:** The annual meeting of the Masters Homeowners will be on March 6, 2007 at 9:00 A.M. at the River Club.

#### Members Question and Answer Session:

1. Can the rodent bait stations that are in the preserve areas be moved so that they are not so visible? J. Hedberg will work with Massey Pest to move stations that are visible from the street.
2. Massey was present on the property in January rebaiting the stations.

**Adjournment:** With no further business to discuss, motion to adjourn the meeting made by G. Bigg, seconded by J. Roeske. All in favor, the meeting was adjourned at 9:50 A.M.

Respectfully submitted:

Jeannine Hedberg,  
Paradise Property Management