

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

Board of Directors Meeting Minutes
June 13, 2006

Minutes from a Board of Directors Meeting of The Masters At Pelican Sound Neighborhood Association, Inc. held on June 13, 2006 at the Pelican Sound River Clubhouse in Estero, Florida.

Call to Order: The meeting was called to order by John Phillips at 9:05 A.M.

Board Members Present: John Phillips, President
Joan Roeske, Vice President
Marcy Holtz, Secretary
John Toliuszis, Director
George Bigg, Treasurer / by phone

Also in attendance was Joe Krepel of Paradise Property Management Group, Inc. Jami Attley of Greenscapes, And homeowners: P. Bodner, B. Henely, S. Maher

Quorum: Present

Proof of Notice: The Proof of Notice was given by John Phillips, President

Reading or waive reading of previous minutes: MOTION by Roeske seconded by Holtz to accept minutes of May 16,2006 as amended. **VOTE:** all in favor / motion passes

Treasures Report: The association has \$49,500.00 cash balance. Landscaping is about \$600.00 under budget at the current time. There are no delinquent accounts.

Managers Report: Massey is crediting the months of November and December 2005 to The Masters to compensate for the inadequate service during that that time period. Landscaping – areas requiring re-sodding will now be addressed with increased rain. Roof tiles are in, replacement in progress. Attley responded to ARC/Landscape questions.

Director Reports: No Report

Old Business: Carriage Lamps – A copy of Phillips letter to homeowners will be give to Paradise and if possible included with Colliers billing.

Modification / update of Docs. & Bylaws: No new updates.

New Landscape Policies: Phillips suggested that (1) a motion be made to recall the landscape policy of March 10, 2003 (2) a motion be made giving landscaping responsibilities to homeowners (3) a motion be made to adopt option two of the referendum. Roeske to chair work on revisions to Masters Rules & Regulations to include new policies.

MOTION by Holtz seconded by Toliuszis to adopt Option 2 of the March 21, 2006 Plant Replacement Referendum which was approved by 73% of our homeowners, as part of our new landscaping policy. (no reserve each owner pays independently) **VOTE:** All in favor / motion passes.

MOTION by Bigg seconded by Toliuszis to rescind the existing Masters Neighborhood Association Landscaping Policies dated March 10, 2003 **VOTE:** All in favor / motion passes.

Discussion was held on native tree replacement and the number of native trees required on each property.

MOTION by Phillips seconded by Roeske that the replacement of all dead or dying trees or plants, whatever the cause shall be the responsibility of the individual homeowner. Likewise the homeowner shall bear the financial responsibility for the removal of these trees or plants and also for any attempts to save such trees or plants by trimming, re-staking, etc.”)

VOTE: (4) in favor Phillips, Roeske, Bigg, Toliuszis – (1) against Holtz / motion passes

Phillips suggested that new ARC procedures be made up. Toliuszis will work on a draft. Attley stated that a list would never be fully comprehensive and that plants not appearing on the list be approved by the Board. Attley also stated that the replacement of an Oak tree around 14 ft would cost \$400.00 - \$ 450.00

Holtz stated that Oaks tend to be top heavy and have a shallow root system. Attley will submit a proposal for the thinning of the Oak trees. Who will be invoiced for the Oak tree costs?

Attley and Toliuszis will set up a line of communication in approval of landscape proposals. Attley cautioned on the removal of trees and the “effects” removal would have on the community.

Letter from Ellis at 21884 MC re: hurricane shutter replacement plan. Approved.

New Info. Packages: No update

New Business: Pelican Sound ARC approval needed for generators. Heavy pruning of shrubs is in progress.

Adjournment

With no further business to discuss, motion to adjourn the meeting was made by Roeske, seconded by Bigg, all in favor. Meeting adjourned at 10:30 am

Next Meeting – August 15, 2006 9am

Respectfully submitted:

Joe Krepel
Association Manager