

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

Board of Directors Meeting Minutes, August 15, 2006

Minutes from a Board of Directors Meeting of The Masters At Pelican Sound Neighborhood Association, Inc. held on August 15, 2006 at the Pelican Sound River Clubhouse in Estero, Florida.

Call to Order: The meeting was called to order by John Phillips at 9:00 A.M.

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

Also in attendance was Jeannine Hedberg of Paradise Property Management Group and homeowners: P. Bodner, S. Maher, T. Mountford, E. Parnell, M. Blondal

Quorum: Present

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

Reading or waive reading of previous minutes: MOTION by Bigg seconded by Roeske to accept minutes of June 13, 2006 as amended. **VOTE:** all in favor / motion passes

Treasures Report: The association has \$22,000.00 cash balance, plus \$61,000.00 in reserves. We are ahead of budget through June 30, 2006. In September we will begin working on the budget for 2007.

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. This credit has not been received yet, and Paradise Management will confirm with Massey.

- **Landscaping** –resodding has been done, however, there are still some areas to be addressed especially between homes. Paradise Management will coordinate with Greenscapes. Atley made a proposal to extend the height of sprinkler heads throughout The Masters to increase the efficiency of the heads. Discussion about whether the entire community needs to be done, and what impact does the height of the bushes have. Biggs motioned to table this proposal. Seconded by Holtz. All in favor. Motion passed.
- **Hometeam Pest Defense:** John Phillips reported that on Aug. 7, 06 that Pete Bodner, Jim Maher and Jeannine Hedberg of Paradise Property Management Group met with the regional manager of Home Team Pest Control. It was evident the bait boxes were painted shut and had not been serviced since the painting of homes. The Board requested a 4th quarter credit reflecting the amount to be paid and would be broken down as follows: one-third, Service; one-third, Perimeter; one-third, Termite. The Board requested notification of date of service each time service is to be performed.

Director Reports: None

Old Business:

- **Carriage Lamps** – Wilson Lighting requires an order of 30 lamps to offer the quoted price on the carriage lamps. Lamps are also available over the Internet at \$78 / lamp, no tax, no delivery charge. Some lamps may be reconditioned by painting. Community inspection by Paradise Property Management will be on November 30, 2006.

- **By-Law Modification:** John Phillips is currently working on By-Law modification with the objective to bring the condominium documents, covenants and by-laws up to date. The Board was asked to look over the material and hi-light the areas needing to be addressed. After issues are addressed, legal advice would be required. Vern has an inventory of modifications from a prior Board. George Bigg suggested to make the Paint Reserve a dedicated Reserve as it is currently not legally restricted for access to these funds.
- **Letters to Homeowners:** Marcy Holtz will look over the letter drafted to homeowners regarding the new landscape policy, redo as necessary and send a copy to the Board. It was questioned as to whether or not ARC information should be included.

New Business:

- **Appointment of Additional Director:** There were three seasonal volunteers, Betty Petronis was elected to fill out Jim Potters term.
- **Homeowner Landscape Request:** Sonja Maher requested (1) the mulch be changed to Cypress Mulch instead of Pine Mulch. Board denied request. (2) Sunshine, Ironwood, Sweet Acacia be included on the approved list of tree replacements in the Masters.
 - Sweet Acacia is on the Lee County “Protected Tree List.”
- The Landscape Committee will continue to look into the suggestions for tree replacements.

Other New Business:

- It was reported that Gleneagles has a live oak tree program where one-third of the trees are trimmed each year. At \$45 a tree it was questioned as to whether or not a plan like theirs be adopted by The Masters.
- George Bigg stated that after the last hurricane, Paradise Property Management and Vern Fossum made a list of trees that were removed because of damage. 22 Oak Trees were lost and not replaced. 12 Oak Trees are missing from main circle area. These trees need to be replaced per Pelican Sound ARC. Cost of replacement approximately \$400/tree.
- It was noted by Marcy Holtz that each lot must have three native trees to create a “legacy” for the community.
- PSGRC ARC will be reviewed concerning tree replacement.
- **Oak Trees: MOTION:** A motion was made by G. Bigg that as soon as possible, The Masters replace the 12 Oak trees on Masters Circle that we lost to previous storms. These location are between the pairs of Masters Circle addresses as follows: 21776-21780, 21712-21716 (power box), 21796-21800 (power box), 21852-21856, 21880-21884, 21892-21896, 21868-21872, 21743-21749, 21921-21925, 21925-21929, 21929-21933, 21937-21945. Because the actual loss of said original Oak Trees predated the Board’s tree replacement policy adopted on June 13, 2006, the Board of Directors hereby authorizes this expenditure of funds and directs its Property Manager to arrange with Greenscapes for the planting of said Oak Trees. **VOTE:** The motion was seconded by J. Roeske and passed unanimously.

Adjournment: With no further business to discuss, motion to adjourn the meeting was made by G. Bigg, seconded by M. Holtz, all in favor. Meeting adjourned at 11:45 AM

Next Meeting – September 26, 2006 at 9 AM

Respectfully submitted:

Jeannine Hedburg,
Paradise Property Management