

**THE MASTERSAT PELICAN SOUND  
NEIGHBORHOOD ASSOCIATION, INC.**

Board of Directors Meeting Minutes  
September 26, 2006

Minutes from a Board of Directors Meeting of The Masters At Pelican Sound Neighborhood Association, Inc. held on September 26, 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

**Board Members Absent:** George Bigg, Treasurer  
Betty Petronis, Director

Also in attendance was Jeannine Hedberg of Paradise Property Management Group.  
And homeowners: P. Bodnar, A. Angell, B. Karlen, K. Karlen, T. Mountford, E. Parnell, D. Dembski, K. Franson, and J. Maher.

**Quorum:** Present

**Proof of Notice:** The Proof of Notice was given by Peter Bodnar, Resident

**Reading or waive reading of previous minutes:**

**MOTION** by J. Phillips and seconded by M. Holtz to accept the minutes of the Board meeting from September 15, 2006 as amended. **VOTE:** all in favor / motion passes

**Treasures Report:** No report was given.

**Managers Report:**

- A) Massey Services:** The \$1,800.00 credit has been received from Massey Services for the months of November and December 2005. Discussion on Massey Services included requiring any technicians on property to check in with a Board member and Property Management before they arrive; needing to spend more than 3 hours per month to service The Masters community, and having a homeowner walk with the technician when they do their monthly service. Paradise Property Management will follow-up with Massey.
- B) Greenscapes Landscaping:** Paradise Property Management will have a representative of Greenscapes attend the next meeting of the Board to discuss several open items: 1) their proposal to increase the height of the sprinklers 2) the last hard cut of bushes – was too much material removed, which has led to several bushes dying 3) several areas around AC units need to be trimmed 4) palms throughout the community need to be trimmed – several are on roofs. Other issues discussed included: Developing a master plan for landscaping within the community. We need to be aware of the ultimate canopy size of the hard woods within The Masters, and how much trimming or replacement do we want to

plan for. Paradise Property Management will check with Lee County Extension Services to get their recommendations on tree replacements and planning.

**C) Insurance:** Nationwide Insurance is non-renewing their insurance policy for The Masters effective December 20, 2006. Jeannine has ordered the loss runs for the community from Nationwide and will look for a new insurer for the community.

**D) Miscellaneous:** A) There was a garage door that was opened (by lightening) in the community. A discussion followed about contacting the owners, and how to ensure security when owners are not in residence. Paradise will send contact sheets to all owners asking for emergency contact information with the next mailing. B) It was reported by an owner that, the Sable models are getting leaks over the laundry rooms. The flashing seems to be failing.

**Director Reports:** None

**Old Business:**

**Carriage Lamps** – Wilson Lighting requires an order of 30 lamps to offer the quoted price on the carriage lamps, and only 16 have been ordered so far. These lamps can also be painted. Community inspection by Paradise Property Management will be on November 30, 2006.

**By-Law Modification:** J. Phillips is currently working on By-Law modification with the objective to bring the condominium documents, covenants and by-laws up to date. John spoke with Jason Mikes, a lawyer who gave a price starting at \$3,600.00 to redo the documents. John asked if there should be a committee, and a Board workshop to pool ideas. T. Mountford volunteered to give copies from the previous Board on their recommendations. P. Bodnar also volunteered to help the Board with this.

**Letters to Homeowners:** M. Holtz will look over the letter drafted to homeowners regarding the new landscape policy, redo as necessary and send a copy to the Board. The procedure will be; Paradise Property Management will notify the homeowner if there is a need in their landscape to be addressed. The homeowner then has a choice of vendors, but must respond within 45 days. Any landscape changes must use the general ARC form for approval from the local ARC committee. Homeowner responsibilities are defined by “Option 2” of the landscape changes adopted by all members. B. Karlen asked if trees were included, because there is a reserve item for this. His question will be reviewed by the Board.

**Welcome packet for homeowners:** This item is tabled until the next meeting.

**Motion to replace oak trees:** M. Holtz motioned to suspend further action on the previously approved “Replacement of 12 live oak trees” at the August 15, 2006 Masters BOD Meeting as stated in the August 15, 2006 meeting minutes. J. Roeske seconded the motion, all in favor. The motion passed.

Comments: After acquiring the addresses of the homes where trees were to be placed (between homes on the lot line), the locations were visited by M. Holtz, J. Roeske and B. Karlen. It was determined that of the 12 trees mentioned in the motion, two could be replaced at a cost of \$450.00 per tree. Five locations for tree replacement would interfere with utilities (electrical, telephone, cable water). Other locations were already heavily treed.

**Hometeam Pest Control:** A rebate was given for the next four quarters of service because there was no service given for the past four quarters. J. Phillips thanked J. Maher and P. Bodner for their diligence in getting this rebate.

## **New Business:**

- A. **Renewal of Massey contract:** Massey Services has a thirty day clause in their contract if the Board wants to cancel their contract for the rodent baiting program. No decision was made at this time.
- B. **Trimming of the live oaks:** Greenscapes proposal # 19816 lists three price points for the trimming of 50 live oak trees within the association. Questions were raised about why so few trees were listed on the proposal, and how often does this need to be done? Paradise Property Management will get clarification from Greenscapes.
- C. **Mulch change:** A question was raised about changing from the pine straw mulch to a Grade B Cypress. This was discussed at the last meeting, and turned down.
- D. **Greenscapes/Association/Homeowner responsibilities:** With the changes in financial responsibility for landscaping repairs and replacements that were adopted by the Association, several issues have arisen about who is responsible for paying for replacement of conduit within the sprinkler system, emergency calls, and several other issues regarding the irrigation system. Paradise Property Management will work with Linda Rae of Greenscapes to make recommendations to the Board.
- E. **Lake #7 Aerator pumps:** T. Mountford reported that Pelican Sound is working on getting a price to put in the electric for an aerator pump for Lake #7. River Ridge owns the lakes and streets within Pelican Sound. He asked if the Board of Directors of The Masters would send a letter to the Pelican Sound Master Association Board, and Manager, Tom Forbes to encourage them to make this happen. President J. Phillips will write the letter.
- F. **New lightpole:** B. Karlen asked if there could be a new light pole installed on the street near his home. There is a large distance between his home and the next lightpole, and the area is quite dark at night. T. Mountford will work with him to request this of the River Ridge District.
- G. **Next Board of Directors meeting:** October 24, 2006 at 9:00 A.M. at the River Club.

**Adjournment:** With no further business to discuss, J. Roeske motioned and M. Holtz seconded the motion to adjourn. All in favor. The meeting was adjourned at 11:35 A.M.

Respectfully submitted:

Jeannine Hedberg,  
Paradise Property Management