

THE MASTERS AT PELICAN SOUND HOMEOWNERS ASSOCIATION, INC.

Special Members Meeting & Board of Directors Meeting Minutes
November 29, 2004

Minutes from a Board of Directors Meeting of The Masters Home Association, Inc. held on November 29, 2004 at the Pelican Sound Golf & River Clubhouse in Estero, Florida.

Call to Order: The meeting was called to order at 11:10 A.M. by Pat Giglio, President.

Board Members Present: Pat Giglio, President
Terry Mountford, Vice President
Vern Fossum, Secretary/Treasurer
Bob Petronis, Director
Bill Karlen, Director

Also in attendance were Steve Hart of Collier Financial, Les Lesnoski of Paradise Property Management Group, Inc., and several members from the Association.

Proof of Notice: The Proof of Notice was given by Steve Hart of Collier Financial.

Vote on Waiving The CPA Audit/ review/ Complication

- A. Year-end financial reporting requirements (Florida statute 720.303 (7)) now require homeowner associations with more than 50 homes and with an annual budget between \$100,000 and \$200,000 to have an independent CPA prepare a compiled financial statement in lieu of a report of cash receipts and expenditures. It is estimated that our association, "The Masters of Pelican Sound", would pay approximately \$3,500 per annum to have such a review prepared. However, the Board does not have the authority to make this decision. In order to save the \$3,500 estimated cost, we need the approval of a majority of voting interests present, in person or by proxy, at a properly called meeting of the Association to waive the financial reporting requirement.
- B. Total of Fifty-one votes were counted (in person or by proxy).
 - 45 in favor of waiving
 - 0 opposed of waiving
 - 6 abstained of waiving
- C. Vote on waiving the CPA Audit /Review/ Compilation will be an annual occurrence for the Association. This should be done at the Annual meeting for 2005 and forward.

Discuss and Adopt 2005 Budget

- A. Two Adjustments under the 2005 Assessment Summary were made
 - 1) Pest Control Fee (optional)- From \$55.00/Quarter to \$56.65/Quarter (all 4 Quarters).
 - 2) Security Fee (optional)- 1st Quarter remain at \$38.00/ 2nd, 3rd & 4th Quarter- From \$38.00 to \$41.18.
- B. Irrigation has been moved from an operating assessment to a reserve assessment. This will cover the cost of replacing the timers for the sprinkler system at each home.
- C. Terry Mountford made a motion to adopt the 2005 Fiscal Year Budget as proposed and seconded by Pat Giglio. All in Favor.

Adjournment

With no further business to discuss, meeting was adjourned at 11:47 A.M. Motion made by Pat Giglio and seconded by Vern Fossum. All in favor.

Respectfully submitted:

Les Lesnoski,