

DRAFT VERSION

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

Board of Directors Meeting Minutes  
December 5, 2006

Minutes from a Board of Directors Meeting of The Masters at Pelican Sound Neighborhood Association, Inc. held on December 5, 2006 at the Pelican Sound River Clubhouse in Estero, Florida.

**Call to Order:** The meeting was called to order by John Phillips at 1:00 P.M.

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

Also in attendance was Jeannine Hedberg of Paradise Property Management Group, Steve Hart of Collier Financial, and homeowners: R. Petronis, P. Bodnar, A. Angell, R. Demeules, and E. Parnell.

**Quorum:** Present

**Proof of Notice:** The Proof of Notice was given by John Phillips

**Reading or waive reading of previous minutes:** The minutes from the Board meeting of November 14, 2006 were waived until further review.

**Treasures Report:** George Bigg reported that the association is in a good cash position, with \$86,962.00 in reserves through October 2006. YTD the association has surplus of \$12,000 and operating funds of \$55,400.00.

**Managers Report:** Massey Pest Services has been on property to rebait all of the rodent stations. The last invoice that was paid was from June 2006. Massey will be giving a credit to the association for two months of service (\$1,800.00). Paradise Management will follow up with Massy to confirm that we have received this credit. New insurance coverage has been signed with Gulfshore Insurance Company.

**Director Reports:** John reported that he has received a request for a new streetlight in the neighborhood. John spoke with Tom Forbes about handling this. FPL will have an estimate on costs by year-end.

**Adoption of 2007 Budget:** Steve Hart of Collier Financial presented the proposed budget at the Board meeting on November 14, 2006. The association is proposing using surplus funds from 2006 to keep the budget for 2007 the same - \$604.00 per quarter. Homeowners were duly noticed by Collier Financial with the proposed budget.

**Motion:** John Phillips motions to accept the 2007 proposed budget as sent to the homeowners, George Bigg seconds the motion. All in Favor, the motion passes.

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### **Old Business:**

- A. **Carriage Lamp walkthrough:** Marcy and Joan along with Jeannine of Paradise Management walked the neighborhood and looked at all carriage lamps. There remain about 30 that need to be redone. Marcy will change the letter, and Jeannine will send it to the homeowners that still need to redo their lights. Another walkthrough will be done on February 1 or 2, 2007.
- B. **By-Law Modifications:** Joan reported that there have been several changes from the committee. They will need to be gone through one more time and then sent to the lawyer. The Articles of Incorporation and The Declaration will also need to be updated. George asked if it made sense to update the association's Articles before the Club updates theirs, in case there are issues that will impact the association. The attorney feels that we should file the amendment on landscaping changes to make it official.
- C. **Landscaping:** Walkthroughs are ongoing with Elizabeth, our new rep from Greenscapes. A question was asked if the new landscape policy will eventually change the overall look of the community. Any changes will need to go through The Masters ACC, and any changes with trees would need to go before the Pelican Sound Master ACC. Jeannine will confirm pricing with Linda from Greenscapes on the hard wood trimming proposal, and she will also send out a letter to all homeowners with the new landscape policy's

### **New Business:**

- A. Annual Meeting: The annual meeting of the members will be on March 6, 2007 at 9:00 A.M. at the River Club. There are two seats open on the Board.
- B. Greenscapes has proposed updating the sprinkler heads throughout the community over the next three years with a larger (6 inch) head.

Motion: John motions and George seconds the motion to approve Greenscapes' proposal to do the first phase of the sprinkler renovation of up to \$5,000.00 in 2007. All in favor, the motion passes. Paradise Management will work with Greenscapes to develop a means of tracking which homes have been done.

### **Members Question and Answer Session:**

- 1. What about the shuttle boat service being eliminated during the summer? This was voted on by the NVR's, but the homeowner feels that this is a decrease in amenities.
- 2. Are outside tennis memberships being allowed to continue? This is also an amenity issue.

**Next Board of Directors Meeting:** January 29, 2007 at 9:00 A.M.

**Adjournment:** With no further business to discuss, M. Holtz motioned and J. Roeske seconded the motion to adjourn. All in favor. The meeting was adjourned at 2:30 P.M.

Respectfully submitted:

Jeannine Hedberg,  
Paradise Property Management