

**The Masters at Pelican Sound
Homeowners Association, Inc.
Minutes of Board Meeting**

Minutes from the meeting of the Board of Directors held
April 6, 2010 at the Waterside Room –Pelican Sound Main Club

The meeting was called to order at 10:05 A.M. by President Marcy Holtz

Proof of Notice – Notice was posted on property per Statute by Marcy Holtz

A Quorum of the Board was noted with 4 of the 5 Board members present.

Board members Present: Marcy Holtz - President
John Fenton - Secretary
Arnold Mantilla - Treasurer
Don Jancin – Director

Board members Absent: Robert Chambers – Vice President

Also present James Meade, CAM of Cambridge Property Management.

Reading or waiver of minutes:

- A motion was made by Don Jancin and seconded by Arnold Mantilla to waive the reading of the February 4, 2010 minutes and approve them as submitted. All in favor, motion approved.
- A motion was made by Don Jancin and seconded by John Fenton to waive the reading of the March 1, 2010 Special Members meeting and approve the minutes as corrected. All in favor. Motion approved.
- A motion was made by Marcy Holtz and seconded by John Fenton to waive the reading of the March 18, 2010 Organizational Meeting minutes and approve them as corrected. All in favor. Motion passed.

Property Management Report: James Meade presented the Property Management report which covered Management, Landscaping and ARC issues. (A copy of the report is included as a formal attachment to the Minutes.)

President's Report: Marcy Holtz provided a report on the upcoming Town Hall Meeting.

Reports of Committees:

- ARC Committee – Marcy reported that Bob Chambers has agreed to Chair the ARC Committee. Until Bob returns and a committee is formed, the Board of Directors will perform the duties of the ARC Committee. The next quarterly inspection of the Masters Neighborhood by the Pelican Sound ARC is scheduled for Wednesday April 28, 2010.
- Landscape Committee – Marcy provided an updated report on the condition of trees and shrubs following the prolonged cold weather. The *Ixoras* are beginning to recover, but many of the *Calophyllum* trees may require removal.

OLD BUSINESS:

- Revised ARC / Door Standards – The Board agreed that when the new ARC Committee is formed, they will conduct a review of the Revised ARC / Door Standards.
- Legal Counsel Selection – Marcy Holtz requested that the selection of Association Counsel be tabled until Bob Chambers is able to join the Ad Hoc Selection Committee. Until such time that a selection is made, The Masters will continue to utilize their current legal counsel.

NEW BUSINESS:

- Review of ARC Applications – The Board of Directors reviewed the eight (8) applications submitted; Seven (7) were approved. A motion was made by Arnold Mantilla and seconded by Don Jancin to deny one application for the removal of plantings. All in favor. The motion passed. (See listing below)
 - 21753 Install Low Voltage lighting – front Yard Approved
 - 21808 Cut down tree; replace with *arboricola* Approved
 - 21748 Removal of *Calophyllum* tree; add landscaping Approved
 - 21917 Install Hurricane shutter front door Approved
 - 21933 Install additional Low Voltage lighting (rear) Approved
 - 21880 Install solar powered pathway lights per sketch Approved
 - 21768 Install hurricane shutters on lanai Approved
 - 21803 Remove small bed at entry & replace with pavers Rejected
- “For Sale” Inspection – Given the limitation of time before the closing date, Jim Meade will contact the owner of 21856 Masters Circle regarding the removal of the areca palm at the right rear of the lanai cage, cited during the “For Sale” inspection.
- Review of Documents RE: Financial Operations – James Meade will provide the procedure utilized by Cambridge Management and Collier Financial for invoice approval and payment, for review by the Board of Directors
- Declaration of Covenants, Article VIII, Section 8. – Steve Hart of Collier Financial has informed the Board of Directors that the Masters Declaration of Covenants contains language that may make it more difficult to collect past due assessments. This is based on a recent Court of Appeals decision that granted relief to a bank based on document language identical to that of The Masters’ document language. The Board of Directors

will consult with legal counsel regarding this issue once the Ad Hoc Committee recommends a firm to represent The Masters.

- Next Meeting Date – The next Board of Directors meeting is scheduled for Tuesday May 11, 2010 at 2:00 P.M. in the Waterside Room.

Adjournment:

There being no further business to discuss, a motion was made by Arnold Mantilla; seconded by Don Jancin to adjourn the meeting at 12:15P.M. All in favor. Motion passed.

Respectfully Submitted by,

James Meade, CAM
Cambridge Property Management