

The Masters at Pelican Sound Homeowners Association, Inc.
Minutes of the Board of Directors Meeting
April 29, 2020

Minutes from the Board of Directors Meeting held April 29, 2020 via Video Conference using Zoom Online Meeting Room.

Call to Order: The meeting was called to order at 2:00 P.M.

Quorum- A quorum of the board was noted with the following Board Members Present: Don Jancin, Jim Swanger, Bill Ellis, Pat Becker and Dikran Ohannessian.

Also Present: Heather Keel of Cambridge Management and Steve Hart of Collier Financial.

Proof of Notice: Notice was posted per Florida Statute.

Approval of Prior Meeting Minutes: The Meeting of April 22, 2020 Minutes were provided to the Board of Directors and previously reviewed by Don Jancin.

A Motion was made by Don Jancin to waive the reading of the Minutes of April 22, 2020 and approve them as submitted. The Motion was seconded by Pat Becker and passed unanimously.
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Officer and Committee Reports:

Secretary's Report: Don Jancin provided a report that highlighted that the Association now has 98 % approval of Members for electronic communication. Additionally, it was noted that the Resident Maintenance Responsibility Map has been finalized and is available to owner and Board Member reference with regard to the responsibility of various components located within the individual lots.

Association Survey: A survey of the Membership to receive feedback on the possibility of amending the Declaration of Covenants to transfer the responsibility of roof cleaning from the Association to the individual Members. The survey also included a question in which Members were asked their opinion on also excluding the painting of hurricane shutter housing and rails from the responsibility of the Association during the paint cycle. The survey resulted in 85% of the Membership responding with approximately 64% of Members who responded were in favor of transferring the responsibility of roof cleaning to the individual owners and approximately 80% of Members were in favor of the exclusion of the painting of hurricane shutter housings and rails during the paint project.

Roof Cleaning – 2020 and Future: A discussion was held regarding the process by which the Association will address roof cleaning within the Community. The discussion resulted in the Association moving forward with the cleaning of the homes previously identified and confirmed in 2020 and also progressing with the Amendment to the Declaration of Covenants which would transfer future roof cleaning from the Association to the individual Members. Further discussion will be held with regard to this matter as the process progresses toward a Members Meeting in which this would be voted upon accordingly.

House Painting – 2020 and Future: A discussion was held regarding a possible amendment to the Declaration of Covenants which would clarify the language regarding the painting of homes.

A Motion was made by Jim Swanger to move forward with an amendment to the Declaration of Covenants to alter the existing language regarding painting to include the exterior of the homes and excluding hurricane shutter, hurricane shutter housings and hurricane shutter rails. The Motion was seconded by Don Jancin and passed unanimously.

Painting Update: An update was provided by Pat Becker with regard to the current Painting Project. It was noted that the RFP is nearly completed and will be sent to vendors upon finalization. It was also noted that the painting project commencement date has been postponed to early 2021.

ARC Committee Recommendation: The Masters ARC has made recommendation to add additional and remove language from the ARC guidelines.

A Motion was made by Pat Becker to accept the ARC recommendations to add language to the current guidelines that does not allow bird feeders or bird baths and does not permit the feeding of any wildlife, including birds. The Motion was seconded by Don Jancin and passed unanimously.

A Motion was made by Dikran Ohannessian to strike the word 'match' from the language regarding the color of hurricane shutters, housings and rails. The Motion was seconded by Pat Becker and passed unanimously.

Community Leaf Cleanup: Based on the volume of leaves that fall each year when the hardwood trees defoliate, the Board of Directors requested that Management seek a proposal for the gathering and removal of the leaves. A proposal was received from Greenscapes and provided to the Board of Directors for consideration. The service will be added to the Greenscapes contract for 2021 to be billed per occurrence. Further discussion on this matter will take place during the 2021 budget process.

Landscape Rules – Ad Hoc Committee: A discussion was held about the creation of an Ad Hoc Committee to review and provide recommendations regarding "Street trees" and updating the current 2011 landscape rules Document. The President asked Pat Becker, ARC Chairperson to appoint an Ad Hoc committee with a chairperson to perform review and provide recommendations through the ARC Chairperson.

Flag Committee – The President acknowledged we are in need of a community volunteer group to continue displaying American Flags in our community; It was acknowledge with gratitude that Rusty and Mary Demeules have performed this task since the Masters started ;

Adjournment: There being no further business to discuss, the meeting was adjourned at 2:57 P.M.

Respectfully Submitted by,

Heather Keel, CAM
Cambridge Property Management