

The Masters at Pelican Sound Homeowners Association, Inc.
Minutes of the Board of Directors Meeting Workshop
June 22, 2020

Minutes from the Board of Directors Workshop Meeting held June 22, 2020 via Video Conference using Zoom Online Meeting Room.

Call to Order: The meeting was called to order at 1:01 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

Proof of Notice: Notice was posted per Florida Statute.

Approval of prior meeting minutes: The meeting minutes of March 12, 2020 Organizational meeting and April 29, 2020 meeting were provided to Board members prior to meeting for review.

Motion by Bill Ellis and second by Jim Swanger to waive the reading of minutes and approve; Unanimously approved

Officer's Reports:

President's Report: Bill Ellis recapped the process of addressing trees and that the Committee has prepared a report that has been provided to the Board of Directors. At a future Board of Directors Meeting, the Board will discuss this matter further and create a policy.

Secretary's Report: Don Jancin noted that Board Member Certifications are now on file in the Association's Official Records.

Roof Cleaning Contract: The recommendation is to select Trafford Pressure Cleaning to complete the cleaning of the 35 roofs currently on the list. It is understood that the homes on list may change prior to cleaning based on individual home circumstances related to Insurance Claims.

A Motion was made by Dikran Ohannessian to approve the Trafford Pressure Cleaning proposal in the current amount of \$11,278.00 (based on 35 roofs). The Motion was seconded by Don Jancin and passed unanimously.
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Roof Cleaning 2021 and Future: The discussion on future roof cleaning will continue to be worked on for future years.

Discussion of Weep Hole Cleaning: In 2015 the Association paid for the cleaning of weep holes at each home. Management will seek pricing to be discussed by the Board of Directors at a future meeting.

Paint Committee Report: It was noted that RFPs went out to a total of seven contractors.

Next Meeting Date: TBD – When painting contract and analysis ready for approval.

Adjournment: There being no further business to discuss, the meeting was adjourned at 1:34P.M.

Respectfully Submitted by,

Heather Keel, CAM
Cambridge Property Management