

The Masters at Pelican Sound Homeowners Association, Inc.
Minutes of the Board of Directors Meeting Workshop
July 27, 2020

Minutes from the Board of Directors Workshop Meeting held July 27, 2020 via Video Conference using Zoom Online Meeting Room.

Call to Order: The meeting was called to order at 10:07 A.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 MINUTES – The minutes of June 22, 2020 meeting were provided to Board Members prior to the meeting: Motion by Bill Ellis and Second by J. Swanger to waive the reading and approve the minutes; unanimously approved

Officer's Reports:

Treasurer's Report: Dikran Ohannessian provided a brief summary of the finances noting that the Association is on budget year to date.

Roof Cleaning: The 2020 roof cleaning project has been completed with a total of 31 roofs being cleaned. The total cost of the project was \$10,022.00 and is to be paid from Reserves.

Dikran Ohannessian spoke briefly about the inequity in the Association continuing to be responsible for roof cleaning as a result of the many roof replacements since Hurricane Irma. Further discussion about to put forth an amendment vote to the Membership regarding the roof cleaning language in the Governing Documents was held.

A Motion was made by Dikran Ohannessian to put forth a formal Amendment vote to the Membership to change the current roof cleaning language within the Associations Declaration (subject to language being approved by the Board of Directors). The Motion was seconded by Don Jancin and passed unanimously.

Color Palette Revision: Colors 19 and 20 in the initial 2020 paint project palette were not selected by any homeowners and as a result they were swapped out with Practical Beige and Portobello. The ceiling colors were added and to be white unless the wall color is specifically selected by the homeowner.

A Motion was made by Pat Becker to approve the updated color palette and framework. The Motion was seconded by Dikran Ohannessian and passed unanimously.

Paint Contract: Pat Becker reported on the Paint Project RFP bidding process. The RFP was sent to the following contractors: Florida Painters, Ryan Hammond, Northern Contracting, Elias Brothers, Baryon C Propainters, KDM, Contractors Painting and Lee Painting. The proposals that were returned ranged between

\$240,500.00 and \$379,000.00. Upon reviewing each of the proposals, it is the recommendation of the Painting Committee that the Board of Directors select Florida Painters at an initial project cost of \$240,500.00.

A discussion of using seven-year or twelve-year paint was held as the recommendation by the committee was to utilize the seven-year paint. The board wanted to also consider the twelve-year paint since the price for the upgrade was \$20,000.00 more for an additional five years of warranty on the paint.

A Motion was made by Don Jancin to approve the Florida Painters proposal to include the twelve-year paint at an initial proposal cost of \$240,500.00 for the base bid and \$20,000.00 for the upgraded twelve-year paint. The Motion was seconded by Jim Swanger and passed unanimously.

The proposal will be further clarified and negotiated. The proposed desired start date for the project is January 2021.

BOARD WORKSHOP

The Board of Directors went into a Board Member Workshop for a discussion on trees. The discussion yielded that the committee will put together a concise recommendation to the Board of Directors for formal consideration.

Next Meeting Date: TBD

Adjournment: There being no further business to discuss, the meeting was adjourned at 12:05P.M.

Respectfully Submitted by,

Heather Keel, CAM
Cambridge Property Management