

The Masters at Pelican Sound Homeowners Association, Inc.

Minutes of the Board of Directors Meeting

Minutes from the Board of Directors Meeting held December 9, 2020 held utilizing Zoom Meetings.

Call to Order: The meeting was called to order at 9:01 A.M.

Quorum: A quorum of the Board of Directors was established with all Board Members present including Don Jancin, Jim Swanger, Bill Ellis, Susan Cohen and Dikran Ohannessian.

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

Proof of Notice: Notice of the meeting was posted per Florida Statute.

Approval of Prior Meeting Minutes: The meeting minutes of October 13, 2020, October 22, 2020 and November 6, 2020 were presented for approval.

A Motion was made by Don Jancin to waive the reading and approve the October 13, 2020, October 22, 2020 and November 6, 2020 Meeting Minutes as presented. The Motion was seconded by Dikran Ohannessian and passed unanimously.

Officer Reports:

Don Jancin reported that he is currently working with the Attorney to have the Documents filed.

Susan Cohen provided an update on the painting project status which is scheduled to begin on January 4, 2021.

Old Business:

Contract Renewals: The Greenscapes Landscape contract was just received and is pending review by the Board of Directors.

AD Hoc Tree Committee - Considerable discussion on maintaining and improving our community appearance with canopy effect which has many benefits; The Board asked the committee to take specific research action and report results at our December meeting;

New Business:

2021 Budget Adoption: The proposed 2021 Budget, which was fully reviewed at the Budget Workshop held on October 13, 2020. A general overview of the budget was provided by Dikran Ohannessian and Steve Hart and the floor opened for any questions regarding the budget.

A Motion was made by Dikran Ohannessian to adopt the 2021 Budget as presented with a quarterly maintenance fee of \$609.00 per quarter, per home. The Motion was seconded by Don Jancin and passed unanimously.

Respectfully Submitted by,

Heather Keel, CAM of Cambridge Management of SWFL