

**The Masters at Pelican Sound
Homeowners Association, Inc.
Minutes of the Board of Directors Meeting
February 18, 2021**

Minutes from the Board of Directors Meeting held February 18, 2021 via ZOOM Teleconference

Call to Order: The meeting was called to order at 9:02 A.M.

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

Proof of Notice – Notices were mailed by per statute.

Approval of Prior Meeting Minutes:

A Motion was made by Don Jancin to waive the reading and approve the meeting minutes of December 12, 2020. The Motion was seconded by Dikran Ohannessian and passed unanimously.
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Roofing Update: A summary of the ongoing roof replacements and inventory of homes with roofing litigation was discussed. A list of homes with new roofs, homes in litigation and homes with no change will be posted on the community website.

Website Committee: It was reported that the Committee is making improvements to the processes for access to information. Some changes to the appearance of the page will occur, for example, the login in section of the site will be relocated to the top of the page. The committee is preparing to send a survey to the Community Members to obtain feedback on owner usage and recommended improvements to the site.

Master Paint Project: A review of the current painting project was provided. In general, the contract is doing well and making progress in accordance with the schedule.

Old Business:

Greenscapes Contracts: Updated contracts have been obtained from Greenscapes for their landscape services. The hurricane response language has been added to the maintenance contract and will no longer be a separate agreement.

A Motion was made by Don Jancin to accept the Greenscapes Landscape Contract with a three-year term. The Motion was seconded by Dikran Ohannessian and passed unanimously.
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A discussion regarding the proposal for leaf cleanup up at a cost of \$975.00 per occurrence was discussed and the matter was deferred until a later date.

New Business:

Tree Canopy Project: To date there have been five tree replacements requested and approved by the Board of Directors.

Mailbox Review Program: Don Jancin and Dikran Ohannessian conducted a full review of all existing mailboxes within the Community. In addition, they met with Heather Keel and the owner of ASAP Mailbox onsite to review the deterioration and possible solutions to the current state of the mailboxes. The largest factor in the deterioration are the sprinkler heads located adjacent to the mailboxes which are directly spraying the mailbox post. Greenscapes will be asked to inventory the homes in which a sprinkler head is located in the vicinity of the mailbox at each home. An estimate to relocate individual sprinkler heads has been obtained. Additional action will be taken on this matter at a later date once additional information is obtained.

Rodent Bait Stations: The Association has a contract with Armstrong Pest Control to bait the rodent stations quarterly. It has been requested that Armstrong inspect each home's rodent boxes and provide a report of any missing or broken boxes. In addition, due to increased rodent activity, a discussion was held to increase the rodent baiting to monthly for the months of February, March and April.

A Motion was made by Don Jancin to increase the rodent baiting to monthly for the months of February, March and April 2021. The Motion was seconded by Dikran Ohannessian and passed unanimously.

Management was asked to also have Armstrong Pest Control to report of the areas in the community that have the highest level of consumption so that we have a better understanding of where the most rodent activity is.

Adjournment: There being no further business to discuss, the meeting was adjourned at 10:15 A.M.

Respectfully Submitted by,

Heather Keel, CAM
Cambridge Property Management