

**The Mastersat Pelican Sound  
Homeowners Association, Inc.  
Minutes of the Board of Directors Meeting  
June 15, 2021**

Minutes from the Board of Directors Meeting held June 15, 2021 via ZOOM Teleconference

**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, Susan Cohen, Celeste Eaton and Dikran Ohannessian.

**Proof of Notice** – Notices were posted by per Florida statute.

**Approval of Prior Meeting Minutes:**

A Motion was made by Susan Cohen to waive the reading and approve the meeting minutes of April 14, 2021. The Motion was seconded by Jim Swanger and passed unanimously.
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Officer's Reports: None

Committee Reports: None

Management Report: Heather Keel, CAM reported that the bait boxes which were previously approved were installed and that the bait boxes within the Community were baited on June 11, 2021. The change to bi-monthly baiting was confirmed and is scheduled. The dates of the baiting of the boxes were provided to the Board of Directors via email previously.

In addition, Heather noted that she has been working on the matter of open violations with Board Members. Lastly, it was noted that the Cambridge Office will work on the individual letters to each homeowner in which the irrigation head adjacent to the mailbox is causing deterioration to the mailbox prematurely.

Old Business: None

New Business:

ARC Document Changes: Revisions and updates to *The Masters Neighborhood Architectural Standards and Procedures* and *The Masters Neighborhood Association Landscaping Responsibilities* were completed and sent to the owners prior to the meeting. **There was one added change on front door screens to resident copy.**

A Motion was made by Jim Swanger to accept the revised <i>Neighborhood Architectural Standards and Procedures</i> to become effective July 1, 2021. The Motion was seconded by Susan Cohen and passed unanimously.
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A Motion was made by Don Jancin to accept the *The Masters Neighborhood Association Landscaping Responsibilities* to become effective July 1, 2021. The Motion was seconded by Susan Cohen and passed unanimously.

Vendor Analysis Project: It was noted that the Board is reviewing all vendors and quality of service. Members of the Board of Directors met with Cambridge Management to review communication and services.

ARC Violations: Three homes within The Masters have been identified as having violations. Each of the three homes have Areca Palms located on the property. In accordance with *The Masters Neighborhood Association Landscaping Responsibilities*, Areca Palms are not a permissible plant material for the community and are not permitted. Each of the three homeowners received communication prior to the meeting to allow them the opportunity to communicate on the subject. Correspondence was received from two of the three homes.

The Board discussed the matter **which included prior Board action on Areca Palms** and the consensus was that the Areca Palms must be removed. Letters will be sent to each of the owners by Property Management. Dikran Ohannessian and Don Jancin requested to review the letters prior to their mailing.

A Motion was made by Susan Cohen to uphold *The Masters Neighborhood Association Landscaping Responsibilities* and require the removal of the Areca Palms at the three homes noted. The Motion was seconded by Jim Swanger and it passed unanimously.

**Adjournment:** There being no further business to discuss, the meeting was adjourned at 2:27P.M.

Respectfully Submitted by,

Heather Keel, CAM  
Cambridge Property Management