

The Masters at Pelican Sound Homeowners Association, Inc.

Minutes of the Board of Director's Meeting

October 28, 2021

Minutes from the Board of Directors Meeting held October 28, 2021 via ZOOM Teleconference

Call to Order: The meeting was called to order at 11:00 A.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 Don Jancin to waive the reading and approve the meeting minutes of June 15, 2021. The Motion was seconded by Susan Cohen and passed unanimously.

Officer's Reports:

ARC Report: Celeste Cohen provided an ARC update in which the following items were reported on:

- It has been noted that owners have been completing work on lots without following the ARC application process. It is recommended that a communication be sent via the website to educate owners on when an application is required.
- Landscape Design – Pelican Sound only permits wood chips or straw to be utilized as ground cover. The only exception is the use of rock when drainage or erosion issues are presented. The rock must be 1-3 inches in size and must blend with the home or building.
- It is recommended that a reminder be sent to homeowners regarding the fact that they are responsible for the trimming of hardwood trees not located streetside.
- The September 9, 2021 ARC inspection noted the following:
 - There is a driveway with weed growth and cracks. The owner was notified by PS ARC.
 - Mailboxes are in need of attention, Association in the process of addressing.
 - 29 ARC Applications were received over the summer and all but one was approved. The denial was a result of the proposed screen not meeting Pelican Sound requirements.
 - There is a mailbox with lights around it which is not permitted.

Management Report: Heather Keel, CAM reported that Armstrong is baiting the rodent bait stations on schedule. The proposal for the replacement of the remaining bait boxes was received and will be discussed by the Board later in the meeting. Additionally, Management has been working on obtaining additional quotes for tree trimming of the street trees. To date, two proposals have been received.

Old Business:

Canopy Tree Program: It was noted that all owner installations and association installations have been completed.

Rodent Baiting Update: It was noted that Armstrong has been servicing the stations in accordance with the current agreement of every other month. It appears that the rodent population has been reduced.

Mailbox/Sprinkler Update: It was noted that 53 homes were initially inventoried and asked to relocate the sprinkler head adjacent to the mailboxes. 41 Owners complied to have Greenscapes complete the relocation. The next steps is work on obtaining pricing to address the deteriorated mailboxes. It was also requested that a quote be obtained to change the address numbers to a design that is more reflective. Further dialog will continue on this at the next meeting.

ARC Violation Status: The outstanding Areca Palm removal violations are underway with the last home contracted for removal but not yet completed due to Greenscapes scheduling. It was also noted that the two owners with large hardwood trees in the rear of the home that are in need of significant trimming have been contacted. Both owners have communicated with Greenscapes to obtain proposals. To date neither owner has contracted with Greenscapes for the trimming.

Tree Pruning Vendors: Two quotes have been requested and received. A third quote from TLS has been requested and not yet received. Pricing received thus far is comparable.

New Business:

2021 Unexpected Expenses: It was noted that due to the late installation of mulch as a result of the painting project has allowed the Association to consider a reduced installation during fall 2021. The cost savings has allowed the Association to absorb unexpected expenses, such as, the replacement of the remaining damaged rodent bait stations.

Reduced 2021 Mulch Installation: As a result of the late application of mulch due to the painting project, it has been recommended that the Association only install mulch on the fronts of the homes in Fall 2021.

A Motion was made by Dikran Ohannessian to approve the reduced mulch installation for Fall 2021 (fronts of homes only) at a cost of \$12,552.00 by Greenscapes. The Motion was seconded by Don Jancin and passed unanimously.

Purchase Additional Bait Boxes: A proposal to replace the remainder of the bait boxes was obtained from Armstrong Pest Control.

A Motion was made by Dikran Ohannessian to approve the purchase of an additional 235 rodent bait stations at a total cost of \$8,225.00 from Armstrong Pest Control to be installed in 2021. The Motion was seconded by Celeste Cohen and passed unanimously.

PSG & RC 2022 Budget Proposal: The budget for Pelican Sound Golf and River Club goes before the NVR's for a vote later today. It was noted that the Proposed Budget was circulated to the owners in The Masters and only positive feedback was received.

Homeowner Comments: None

Adjournment: There being no further business to discuss, the meeting was adjourned at 11:56 A.M.

Respectfully Submitted by,

Heather Keel, CAM
Cambridge Property Management