

# SECRETARY NOTES

## Masters Board Meeting - February 1, 2022

- **PSGRC Candidates** - The Masters preference for candidates were Brian Connor, Jim Fitzpatrick, and Janet O'Hara. The NVR vote will be cast for these candidates.
- **Mailboxes** - The Board accepted the Ad Hoc committee recommendation to repair our mailboxes at this time. The cost is not to exceed \$60 per box. Repair involves brushing, sanding, and full painting of the mailbox, pole, and sleeve.

The committee noted that while they looked at new mailboxes, there is insufficient information and experience with these boxes in other communities to commit to them. Masters' history showed replacement twice with new boxes versus repair, only to fall short of expectations. The Committee report will be available on our website.

- **Marketable Title Act (Chapter 712 Florida Statutes)** - MRTA extinguishes certain encumbrances on real property after 30 years to facilitate clear titles and the issue of title insurance. The Board of Directors is authorized to preserve the Homeowner Association by holding a Board Meeting where the Board votes to preserve documents.

The Board acted today on advice and language from our attorney to preserve records until 2052. We will post document filed in Lee County on our website under legal documents.

- **Masters Financial Records Audit** - The Board discussed that, while residents have waived a financial audit of our records consistent with Florida statutes, we should have our internal procedures reviewed for possible improvements. This topic was raised due to a recent situation where a large amount of funds was stolen from a condo association. We are confident of existing controls but welcome further improvements.

The Board authorized the Treasurer to obtain bids for an audit including scope of audit to be performed. It was carefully noted that this review has no reflection on our existing vendors, but rather, the Board's continuing accountability.

- **Parking & Safety** - the Board approved a proposal for parking on one side only on entrance to the Masters (homeowner's side of the street) and was submitted to RRCDD for action. This means there would be no parking on golf course side of the street.

RRCDD has requested a cost proposal for their engineer's recommendation. This item is on the RRCDD agenda for February 22, 2022.

- **Tree Trimming Bids** - Awaiting one vendor's reply who services PSGRC = Next Meeting

- **Vendor Contracts** - Cambridge Property Management is currently obtaining 2022 contracts from our vendors. The Masters Board requires new contracts every year.
- **Insurance Policy review** – Standard item annually for Cambridge reporting to cover any details in policies changed etc. This is delayed till Manager back from Maternity leave. 2022 Insurance policies are all paid in full.
- **Board Workshop** - A workshop will be held on October 22, 2022, to review the Masters' Association guidelines for their NVR voting, and to discuss a difference of interpretation in the Masters and PSG&RC documents regarding NVR voting process

Donald J Jancin  
Masters Board Secretary

**THIS IS NOT OFFICIAL MINUTES OF THE BOARD MEETING**