

The Masters at Pelican Sound Homeowners Association, Inc.
Minutes of the Board of Director's Meeting
February 1, 2022

Minutes from the Board of Directors Meeting held February 1, 2022 at the Sound Room.

Call to Order: The meeting was called to order at 3:33 P.M.

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

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 December 8, 2022. The Motion was seconded by Susan Cohen and passed unanimously.

Board & Committee Reports:

- Don Jancin reminded all members that the final date for the submission of Candidate Forms for the Annual meeting is February 13th.
- Dikran Ohannessian noted that the NVR vote for Pelican Sound Master Association will be casted on Thursday, February 3rd.

Management Report:

- Insurance Policy Review: The policy will be reviewed by Heather Keel at the next meeting.
- 2022 Signed Vendor Contracts: All updated contracts have been requested from each vendor. Pending receipt of a few.
- Tree Trimming Vendors Bids: Proposals were received from three vendors and a fourth vendor was also contacted for a bid, but it has not been received yet.

Other Issues:

- Financial Audit: A discussion was held by the Board on having an Audit conducted. Susan Cohen indicated The Masters has never had an Audit and she recommended the Board consider having one done. The topic was raised due to the recent issue with the Management company that stole large sums of money from their Condo Associations.

A Motion was made by Jim Swanger to authorize Susan Cohen to get with CPA Professionals and obtaining proposals for an Audit which specifies the clarify of the work and the prices. The Motion was seconded by Susan Cohen and passed unanimously.

- Parking and Safety - RRCDD Decision: Dikran Ohannessian, Don Jancin & Jim Swanger met with River Ridge to discuss the vehicles parked at the entrance. River Ridge will be giving an update at the next meeting on February 22nd with regards to this issue. It was recommended that signage

be installed at the corner of Pelican Sound Dr. & Masters Circle. The Board approved at its December 8th meeting a proposal for parking on one side only on the entrance to the Masters, and it was submitted to RRCDD for discussion and action.

- Mailboxes Ad Hoc Committee: Ben Bachrach provided an update on the painting and repairs of the mailboxes and reviewed the report submitted to the Board. The Committee recommends that the Master Association approve the spending up to \$6,000 to cover the cost of painting both the inside and outside of the mailboxes including caulking where needed from Royer Team.

A Motion was made by Jim Swanger to approve The Royer Team proposal and spending of up to \$6,000 for the painting of the mailboxes. The Motion was seconded by Celeste Eaton and passed unanimously.

- Marketable Title Act: Jim Swanger provided an update on the 30-year Marketable Title Act. The Masters is 8 years away from the expiration. Now would be a good time to file the documents.

A Motion was made by Jim Swanger to file the necessary documents in Lee County Records to Preserve and Protect Covenants and Restrictions from Extinguishment under the Marketable Record Title Act. The Motion was seconded by Don Jancin and passed unanimously.

Next Meeting Date: February 22, 2022, at 3:00pm in the Sound Room

Adjournment: There being no further business to discuss, the meeting was adjourned at 4:27 P.M.

Respectfully Submitted by,

Helen Ferrer, Property Administrator
Cambridge Property Management