

The Masters at Pelican Sound Homeowners Association, Inc.

Minutes of the Board of Director's Organizational Meeting

November 15, 2022

Minutes from the Board of Directors Meeting held November 15, 2022 in the Pelican Sound Palm Room.

Call to Order: The meeting was called to order at 1:02 P.M.

Quorum- A quorum of the board was noted with the following Board Members Present: Don Jancin, Dikran Ohannessian, Kathy Sherlock, Celeste Eaton and Jerry Vasile.

Also Present: Heather Keel, CAM of Cambridge Management.

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

Approval of Prior Meeting Minutes: The Meeting Minutes of April 19, 2022 were provided to the Board of Directors in advance of the Board Meeting.

A Motion was made by Don Jancin to waive the reading of the April 19, 2022 Meeting Minutes and approve them as submitted. The Motion was seconded by Celeste Eaton and passed unanimously.
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Officer Reports

Presidents Report: Dikran Ohannessian reported on the following items:

- Lake five to lake 8 are located at the rear of homes in The Masters and there is a drainage issue that can potentially affect these homes. Two residents have written to Eric Long regarding the matter. It was noted that the CDD has undertaken a study of the drainage in these locations. The subject will be discussed at the December Pelican Sound Meeting.
- There is a large network of volunteers in The Masters with over thirty owners volunteering for various committees, such as, the social committee, bocce and so forth. A call for volunteers will be sent to the Members of The Masters as there are three volunteer positions that need to be filled at this time. Information will be distributed through The Masters website.

Management Report: Heather Keel reported on the following matters:

- Insurance Policy Review: A spreadsheet of the current insurance policies and the pertinent information such as the expiration date, the current carrier and the 2022 premium was provided to the Board Members. The renewal proposal from the Insurance Carrier is expected in the next few weeks.
- Summer Storage Review: Heather will call back the historical records boxes so that they can be gone through to determine if any records can be destroyed if they are no longer required to be kept in the possession of the Association.
- Vendor 2023 Contracts: A list of the vendors with current contracts was provided to the Board of Directors. Renewal contracts have been requested from each of those vendors.

Old Business:

Collier Financial Issues: Tabled since the representative from Collier Financial was not present at the meeting.

Committee – NVR ByLaws Voting: Tabled to a future meeting.

New Business:

Hurricane Damages / Assessments: A review of the Hurricane Ian expenses was provided with a total cleanup cost of \$55,270.00. A discussion was held regarding the corrective tree trimming in the rear of the homes and it was determined that due to the fact that these trees belong to the individual lot owners that the individual owners will need to handle them directly. It will be communicated to the owners that they have the option to contact Greenscapes to arrange to have this trimming done at the same time the community tree trimming is scheduled, however at the individual owners expense.

A Motion was made by Don Jancin to approve the Hurricane Ian expenses through the use of Reserve Funds to be repaid by the end of 2023 consistent with article 6.4 of the Masters Bylaws. The Motion was seconded by Celeste Eaton and passed unanimously.

A Motion was made by Don Jancin to levy a Special Loss Assessment for Hurricane Ian expenses in the amount of \$55,270.00 with each owner to pay their pro rata share payable quarterly during the calendar year 2023 or to be paid in full at the discretion of the resident. The Motion was seconded by Kathy Sherlock and passed unanimously.

Proposed 2023 Budget: The Budget Adoption Meeting will be held on December 9, 2022. Information will be distributed to the Membership per Florida Statute by Frankly Coastal.

Next Meeting Date: December 9, 2022 Budget Adoption Meeting.

Adjournment: There being no further business to discuss, the meeting was adjourned at 2:20 P.M.

Respectfully Submitted by,

Heather Keel, CAM
Cambridge Property Management