

The Masters at Pelican Sound Homeowners Association, Inc.
Minutes of the Board of Director's Meeting
December 9, 2022

Minutes from the Board of Directors Meeting held December 9, 2022 in the Pelican Sound Main Clubhouse.

Call to Order: The meeting was called to order at 3:00 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 September 22, 2022, October 18, 2022 and November 15, 2022 Meeting Minutes and approve them as submitted. The Motion was seconded by Celeste Eaton and passed unanimously.

Officer Reports: None

Hurricane Damages / Assessments: A review of the Hurricane Ian expenses was provided with a total cleanup cost of \$40,820.00 which is less than reported at the November 15, 2022 Board Meeting. As a result the following Motion was made:

A Motion was made by Don Jancin to levy a Special Loss Assessment for Hurricane Ian expenses in the amount of \$40,820.00 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 Celeste Eaton and passed unanimously.

2023 Budget Adoption: A line by line review of the proposed 2023 Budget was conducted at the Budget Workshop held on November 15, 2022. A general review was provided outlining any significant changes from the 2022 Adopted Budget to the Proposed 2023 Budget presented to the Members.

A Motion was made by Kathy Sherlock to adopt the 2023 budget as presented to the Membership. The Motion was seconded by Don Jancin and passed unanimously.

Homeowner Comments: Homeowners were provided the opportunity to ask questions.

Next Meeting Date: Will be held in January with the date to be determined.

Adjournment: There being no further business to discuss, the meeting was adjourned at 3:06 P.M.

Respectfully Submitted by,
Heather Keel, CAM of Cambridge Property Management