

SECRETARY'S NOTES – APRIL 20th, 2023

SPECIAL MEMBERS MEETING

Vote to Amend Bylaws Sections 3.12 & 3.13 (NVR Voting)

The amendments were approved. We had total proxies of 71 with 67 households voting in favor and 4 against. The changes will be incorporated into the Bylaws and recorded with Lee County.

BOARD OF DIRECTORS MEETING

Update on Pelican Sound Hurricane Damage Insurance

- \$776,000 insurance proceeds received for damages to the Fitness Center.
- Claim for the River Club expected in the next few weeks.
- More updates will be forthcoming on the wind damage claim.
- Hurricane Loss Assessment of \$1500 to \$2500 which will be assessed in the September timeframe may be covered in whole or in part by each homeowner's policy. Please refer to the documentation posted on the Masters web page for additional details.

Board and Committee Reports

Each of the Board members gave a briefing on their efforts to transition to the Board and become familiar with overall requirements of their roles and responsibilities. Detailed ARC updates were provided on roof status, ARC applications for 2022 and 2023 and palm tree survey. The complete ARC report has been included at the end of this document.

The Welcoming Committee (Kathy Sherlock) reported that the committee has met and developed a proposed list of events for the remainder of 2023 and the first half of 2024. More details will be provided at a later date.

Cambridge Management

Autumn Hiles reported that they are working with the vendors to renew contracts but many have been slow to respond. George Monahan and Scott Gallagher will assist with this effort. Cambridge will provide a list of vendors and the contract dates. Mailboxes are repaired as needed. Homeowners should report sprinklers that are spraying on the mailboxes to Greenscapes for correction.

Collier Financial

Frank Parrish provided an update on the financials and bank statement balances. Monthly statements are provided to Scott Gallagher for review and then posted to the Masters website.

New Business

Summer Coverage – Scott Gallagher and Don Jancin have volunteered to provide local oversight and guidance for the summer months.

Electronic Voting – it was determined that we will move forward with obtaining permission from each household for electronic voting. The Board is also evaluating using a third party to conduct electronic voting for us.

There was discussion regarding the proposed fountain to be installed in the lake between the Masters and Southern Hills. It is understood that funds will need to be raised for the installation of the fountain but there are questions about the annual maintenance contract with Premier Lakes. The Board agreed to revisit this issue with Pelican Sound.

Lynelle Moscaritolo
Masters Secretary

THE MASTERS AT PELICAN SOUND NEIGHBORHOOD ASSOCIATION, INC.

Masters ARC Report, April 20, 2023

Roof Status:

The Masters Community now stands at 87 replaced or in the process of being replaced roofs with 13 original roofs remaining.

9 roofs were damaged during hurricane Ian. Of the 9 damaged, 7 were original roofs.

ARC applications:

38 ARC applications were submitted and approved in 2022.

- Of those 38, one ARC application was not approved.
- Three ARC applications were approved with modifications.

17 ARC applications have been submitted January 1, 2023 through April 20, 2023.

- Of those 17, 12 were approved immediately.
- Five ARC applications were approved after specific request had to be sent to get colors associated with the application. This slows down the process and requires follow up work.

Summer Liaison

Don Jancin has graciously agreed to act as the 2023 summer liaison for the ARC committee.

Palm Tree survey:

- The Masters Arc committee conducted a survey of the palm trees in the neighborhood.
- This survey was necessary as a trimming is conducted each fall of the sabal palm and coconut trees located in the Masters.
 - An updated survey had not been conducted since 2008.
- Many thanks to the ARC committee consisting of Ric Ellis, LeEtta Maxwell, Sue Plummer and Wendy Paquette for undertaking this task.
- Celeste Eaton then met with Jamie McGarvey for a follow-up as 18 discrepancies were found between the ARC committee findings and the 2008 survey.
 - The discrepancies were resolved, (The ARC committee's count was accurate on all but two of the discrepancies.
- 584 trees were identified.
 - 580 of those trees are sabal palms. 4 are coconut trees.
- The Masters is billed at a cost of \$17 per tree.
 - In December of 2022, the Masters was billed for 585 trees.
 - They were then credited down to 581 trees On January 24, 2023
- Within the Masters Park, are 11 sabal palms.
 - These palms are located on the south-western side of the park, adjacent to the Cohen/Monahan home. See attached pictures.
 - They have mulch at the base, which is an indicator that they are treated as a Masters property. PSGRC property have pine straw at the base.
 - Greenscapes has NOT billed the Masters for these trees, but will do so going forward.
 - The Masters Board will need to make a decision on how to treat those trees for the 2023 fall trimming. 2022 trimming took place on December 19.

Respectfully Submitted

Celeste Eaton

Masters ARC chair

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