

**The Masters at Pelican Sound
Homeowners Association, Inc.
Minutes of the Board of Directors Meeting
April 20, 2023**

Minutes from the Organizational Meeting held April 20, 2023 at the Sound Room Located at the
River Club

Call to Order: The meeting was called to order at 3:30 P.M.

Quorum- A quorum of the board was noted with the following Board Members Present: Jerry Vasile, Lynelle Moscaritolo, George Monahan, Scott Gallagher, and Celeste Eaton

Proof of Notice – A Notice was posted in the Community per statute.

A motion was made by Lynelle Moscaritolo to accept the meeting minutes from the 3/15/23 organizational meeting minutes. The motion was seconded by George Monahan and all were in favor.

Reports-

- **Jerry** reported that Pelican Sound has received their first insurance check and are expected to receive another check in the next few weeks. They also said that the special assessment is still expected to be \$1,500-\$2,500. Pelican Sound is sending out a survey that is important and should be filled out.
- **George-** He has been reviewing the vendor contracts so that they know when they expire and changes in cost.
- **Scott-** has reviewed the December, January, and February financials.
- **Celeste-** talked about the roofs and that there have been 87 roofs replaced. There are 13 originals roofs still and that 9 of them were damaged from hurricane Ian. Celeste also informed the owners that Don Jancin will be the summer lesion for the ARC. There was a palm tree survey conducted and there are 3 sabal palms in the front of the homes and 3 in the back of each home. 384 are Sabal palms and 4 of them are Coconut Palms. The park has 11 Sabal Palms that have mulch around them which indicates that they are the Masters property. The Pelican Sound Masters property is where the pine straw is. Jami from Greenspaces informed the Masters that they have until mid-December to figure out if the 11 palms are the property of the Master or the Pelican Sound Masters.
- **Lynelle-** Talked about the Masters processes and how things are done. She is putting together a list of processes to be documented to insure a smooth transition for new Board Members.

- **Kathy Sherlock** - talked about events that the social committee is putting together and that they have six events lined up already. The social committee will be sending out an email to get a feel on what people would like to do for events.

Management Report – Autumn reported that all of the broken mailboxes have been repaired except the latest that was hit by Greenscapes. There have been a couple of violation letters sent out to owners. Working with board members to get updated contracts for the Masters.

Collier Financial – went over the financials quickly and what was all in the bank accounts.

New Business – Scott and Don will be in the community all summer so if owners need anything they can go to them as they will be the liaisons for the Masters. The Masters is interested in implementing electronic voting and will be working on this with Collier Financial.

Future Meeting Dates – The schedule will be the same as in the past with meetings in October, November, and December.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 4:33 P.M.

Respectfully Submitted by,

Autumn Hiles, CAM
Cambridge Property Management

Edited by.

Lynelle Moscaritolo
Board Secretary