

Secretary's Notes October 22nd, 2024

The Masters Board of Directors held a Board Workshop Meeting on Tuesday, October 22nd, 2024. Remote access was provided for those unable to attend in person.

Scott Gallagher (President) opened the meeting with a brief explanation that the purpose of the workshop was to review issues that would be voted on at the upcoming Board Meeting on November 15th, 2024. Items discussed are as follows:

Proposed 2025 Budget

Frank Parrish of Frankly Coastal gave an overview of the line items to familiarize the Board with the proposed 2025 budget. As was done in 2024, it includes an inflation factor of 3% to accommodate increasing costs. Frank will make some modifications/corrections to the proposed budget and circulate it prior to it being approved at the next meeting.

Painting Reserves - There was considerable discussion about the paint reserves and whether we were funding them adequately. Frankly Coastal will ask Sherwin Williams to provide an assessment of future painting needs in order to determine the remaining useful life so that we can properly fund them going forward.

Rodent Control – this line item was allotted a 5% increase as we have not received a quote from Armstrong. There was discussion as to how we know that they are providing services on a regular basis. Frank will follow up on pricing as well as ask for activity logs.

Greenscapes – Contract rate is increasing by 2%. Some attendees voiced concern about not having their lawns mowed after the hurricane. It was

explained that Greenscapes agreed not to charge for cleanup in lieu of mowing for one week.

Mulch – an estimate for mulch will be requested.

Pest Control – estimate has not yet been provided by Hometeam. Frank will follow up with them.

Mailboxes – mailbox repairs are occurring as needed. The maintenance that was performed on all the mailboxes which included painting and replacement of the number brackets has been very successful. There was some concern raised as to how we know if our mailboxes are rotting out below ground. Greenscapes will be asked to analyze a sample of mailboxes to determine if this is an issue.

Irrigation Clocks – Greenscapes took a survey of all irrigation clocks in the Masters and provided a list of all needing to be replaced.

Website Discussion

The Florida Legislation enacted some changes that require electronic access to documents and records maintained by or on behalf of a homeowners association. Frankly Coastal maintains our official document website in accordance with statute. All residents have been provided access to the Frankly Coastal website and should refer to it for any documents, rules, regulations, etc. The Masters will continue to maintain their website for communication with our members. The Communications Committee will review the Masters website and make modifications accordingly.

Collections Policy

Don will update the Collections Policy and it will be presented for approval at the next Board meeting.

Violations Policy

There was detailed discussion about the various steps to be taken when a resident fails to respond or correct a violation when they are notified. A process was

The Masters at Pelican Sound Neighborhood Association, Inc.

agreed to and Celeste will make the necessary changes to the Violations Policy. It will be presented for approval at the next Board meeting.

With respect to both the Collections and Violations policies, these were developed as guidelines for use by our Property Manager and our Board of Directors in the event a resident is not responsive when being advised of nonpayment of HOA fees or failure to respond to violations. It was noted that this is a rare event but it is important that residents recognize the importance of responding to letters/calls in order to avoid potential disciplinary action.

Lynelle Reney (Moscaritolo)
Masters Secretary