

Secretary's Notes for the 3/10/25 Annual Members Meeting and Board of Directors Organizational Meeting

The Masters held the Annual Members Meeting and Board of Directors Organizational Meeting on Monday, March 10th, 2025.

Annual Members Meeting

The meeting was called to order at 2:03pm with 37 present or by proxy. The minutes from the 2024 Annual Meeting were approved.

ARC Update – Celeste Eaton provided an update as follows:

- 32 ARC applications were approved in 2024
- Only 8 homes remain with original roofs
- Mailboxes were updated with new number plates over the summer. It was also determined that the mailbox posts are set in concrete and that there are no signs of deterioration in the metal post sections underground. It is also speculated that the metal posts may be filled with concrete due to the fact that none of the mailbox posts have ever broken off after being hit. Special thanks to Ben Bacharach, Tom Barbieri, Ric Ellis, Don Jancin, Dikran Ohannessian and Ron Paquette who assisted with this project.
- An ARC violation policy was developed and accepted by the Board.
- Masters ARC guideline modifications that have been made over the years have been consolidated into a single document and posted to the website.

Finance update – All delinquencies from January have been cleared.

Board of Directors – two positions were open on the Board and they will be filled by Lynelle Reney (Moscaritolo) and Dusty Rhodes.

The following votes were put to the Membership:

1. Vote to rollover excess funds - 36 in favor, 0 opposed - Passed
2. Vote to waive annual audit - 36 in favor, 0 opposed - Passed
3. Vote to approve Amendment 1 - 35 in favor, 1 opposed - Passed

These notes are for information only and are not the official minutes

The Masters at Pelican Sound Neighborhood Association, Inc.

4. Vote to approve Amendment 2 - 34 in favor, 2 opposed – Passed
5. Vote to approve Amendment 3 - 35 in favor, 1 opposed - See note below
6. Vote to approve Amendment 4 - 34 in favor, 2 opposed - See note below
7. Vote to approve Amendment 5 - 36 in favor, 0 opposed - Passed
8. Vote to approve Amendment 6 - 36 in favor, 0 opposed - Passed

Note: Amendments 3 and 4 are to our Articles of Incorporation which state that amendments to that document may be made as provided for by law. We need our attorney to clarify if we have sufficient votes to pass those amendments.

Clarification was made with respect to the changes to term limits for Board members. The Florida Statute governing condominiums has been updated to limit total time served to 8 years. It is expected that the Statute overseeing HOA's will be updated as well. Current HOA Statute places no limits on time served while our By-Laws limit a Board member to two 2-year terms. Our By-Laws are being amended to point to Statute in anticipation of this change.

Social Committee – a Sunset Tour is being held on Sunday 3/23/25 with a maximum attendance of 16. If successful, another will be held. Our Farewell gathering will be held on 4/10/25. Information on these events will be sent out.

Comments from the Floor – two issues were raised as follows:

- Trash being put out for collection too early and not contained in barrels. This has resulted in wildlife getting into the trash.
- House with cones out front – this is due to damage caused by the irrigation break last year. Celeste and Scott to follow up with Greenscapes and Eric Long, respectively.

Board of Directors Organizational Meeting

The new Board of Directors is comprised as follows:

President: Scott Gallagher – term expires in 2026

Vice President: Dusty Rhodes – term expires in 2027

Treasurer: Don Jancin – term expires in 2026

Secretary: Lynelle Reney (Moscaritolo) – term expires in 2027

ARC Chair: Celeste Eaton – term expires in 2026

ARC Tracking Process & Reporting – Frankly Coastal wants to set up a monthly meeting with Denise Williams to synchronize Pelican Sound ARC violations with

The Masters at Pelican Sound Neighborhood Association, Inc.

Masters ARC violations. Agreement was reached that a standardized method of tracking and reporting is needed.

Collections Policy Update and Status – Don has noted that additional changes need to be made to the policy to ensure compliance with Florida Statute. Lynelle agreed to work with Don to identify these, update the policy and share with Frankly Coastal.

Consolidation of Reserve Accounts – Frankly Coastal will provide the necessary paperwork to Scott and Don for signature to move approximately \$131K to Schwab for investment. Frankly Coastal will also have a conversation with a subject matter expert regarding our contingency reserves.

Paint Reserves – a discussion was held about the 12 year paint that was used to repaint the community. General consensus was reached to assume a 10 year life and start to evaluate conditions between 8 and 9 years. Frankly Coastal will reach out to Sherwin Willaims and get some preliminary information. It was also noted that some residents have experienced peeling and bubbling of paint on and around their front doors. The Board will do some research and evaluate options on this issue.

Lynelle Reney (Moscaritolo)
Masters Secretary