

Secretary's Notes for the 10/7/25 BOD & Workshop Meeting

New Business

Proposed 2026 Budget

Frankly Coastal provided a line by line review of the proposed 2026 Budget and addressed questions from the Board. The budget does include known and anticipated increases in our vendor contracts. Even with these moderate increases the quarterly HOA fee will remain unchanged for 2026.

Website Compliance with Florida Statute

Frankly Coastal has been working with Don Jancin and Ben Bachrach to obtain older documents for posting to their website. Frankly Coastal will provide a guideline for where documents are posted for clarification purposes. Current and future documents generated by or under control of Frankly Coastal are posted as part of their processes.

Record Retention Policy

Frankly Coastal has not deleted any of our records from their systems. Future discussion is needed if we want records purged that are no longer required by Florida Statute.

Fireworks

Neither Pelican Sound nor the Masters have a policy on the use of fireworks within the community. The Board determined that members of the Masters who wish to use fireworks should do so in accordance with Florida, Lee County and the Village of Estero regulations.

Board Member Roles & Responsibilities

There was some discussion about a document that had been prepared by a prior board that outlined roles and responsibilities above and beyond those in our bylaws or as required by Florida Statute. The Board agreed that each director should review their section and make suggested changes for further discussion.

Sales Application

Frankly Coastal will include both the Consent to Electronic Communication and the Consent to Electronic Voting for new owners and make sure the Application is sent to the NVR.

Old Business

Status of Amendment

Frankly Coastal has reached out to our attorney for an update on the filing of our amendment on several occasions but has received no response. He will make another attempt to get status. If unsuccessful, the Board will consider further action.

Link to Schwab Account

Frankly Coastal is working with Schwab to link our accounts and plans to meet with them again this week.

Lynelle Reney (Moscaritolo)
Masters Secretary