

## Secretary's Notes for the 4/8/26 Annual Members Meeting and Board of Directors Organizational Meeting

The Masters held the Annual Members Meeting and Board of Directors Organizational Meeting on April 8<sup>th</sup>, 2026.

### ANNUAL MEMBERS MEETING

The meeting was called to order at 11:07am with 54 present or by proxy. The minutes from the 2025 Annual Meeting were approved.

Finance Update – Don Jancin provided an update as follows:

- 1% over budget due to irrigation repairs and insurance expense but this is partially being offset by a decrease in mailbox repairs. The main driver in irrigation repairs has to do with the irrigation control valves. There are 4 for each house and if we replace them individually it costs \$400 per valve. If we replace all 4 at the same time the cost is \$250 per valve.
- There are no delinquencies in HOA payments
- With respect to the reserve accounts, painting is our largest expense

ARC Update – Celeste Eaton provided an update as follows:

- 67 Mailboxes need work. Issues include back of the boxes needing sanding and painting, flag repair and poles being impacted by water from sprinkler heads. Greenscapes did a survey and will be contacting impacted homeowners to have the sprinkler heads changed out. This cost is born by the homeowner.
- ARC process is working well with the Masters and the overall Pelican Sound ARC
- Frankly Coastal to get proposals from vendors to perform the work

IT Update – Dusty Rhodes provided an update as follows:

- All of the email addresses contained in Constant Contact, the Masters Website and Frankly Coastal Website have been reconciled and email was sent out to owners if an email was missing or there were multiple addresses.

The Masters at Pelican Sound Neighborhood Association, Inc.

- All documents that are required to be posted in accordance with statute have been identified and reconciled.

- 

#### Board of Director Openings

- Don Jancin provided notice of intent to run for another term.
- The remaining two openings will be addressed at the Organizational Meeting.

#### New Business

The following votes were put to the Membership:

1. Vote to rollover excess funds – 53 in favor, 0 opposed - Passed
2. Vote to waive annual audit for 2026 - 36 in favor, 0 opposed – Passed

Note: In accordance with statute, an annual audit will be performed for 2025 as this is required every other year. A CPA firm will be hired to perform this audit.

Comments from the Floor – one issue was raised as follows:

- A question was asked about a recent email from Pelican Sound asking residents not to sweep or blow leaves into the street as this can clog the drains and cause issues with flooding. There is a street sweeper that goes by regularly and vacuums up debris in the street.

The Annual Meeting was adjourned at 11:32am

#### BOARD OF DIRECTORS ORGANIZATIONAL MEETING

The Organizational Meeting was called to order at 11:35am

Appointment of Director Positions - Don Jancin recommended appointing Scott Gallagher and Grace Spence to the Board. This was unanimously approved by Dusty Rhodes and Lynelle Reney. As a result, the new Board of Directors is comprised as follows:

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

The Masters at Pelican Sound Neighborhood Association, Inc.

President: Scott Gallagher – term expires in 2028

Vice President: Dusty Rhodes – term expires in 2027

Treasurer: Don Jancin – term expires in 2028

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

Director at Large & ARC Chair: Grace Spence – term expires in 2028

The Board collectively thanked Celeste for all her years serving as ARC Chair.

Insurance - Don Jancin expressed concern about the rising costs of our insurance. Frankly Coastal provided some historical information on our rates and explained that the main driver is liability insurance. He agreed to do some additional research and get back to the Board with his findings' share with Frankly Coastal.

Communications Committee - The Communications Committee will be comprised of the following:

Celeste Easton (chair)

Don Jancin

Ben Bacarach

Grace Spence

Mailbox Committee - The Mailbox Committee will be comprised of the following:

Scott Gallagher

Grace Spence

Ric Ellis

The meeting was adjourned at 12:09 pm

Respectfully Submitted

Lynelle Reney (Moscaritolo)

Masters Secretary