

# **Grand Palm Condominium Association Inc.**

C/O Pegasus Property Management  
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**Approved**

**Grand Palm Condominium Association Inc.  
Board of Directors Meeting  
Tuesday, May 10, 2011 at 9:00 A.M.  
Estero Country Club – Presidents' Room**

**Call to Order:** President Freeman Mast called the meeting to order at 9:10 A.M.

**Establish a Quorum:** A quorum was established with President Freeman Mast, Secretary David Jackson, and Director Mae Collins present. Vice President Larry Augustyn via conference phone. Director Bob Manz was absent. Treasurer Robert Collins joined late. Steve Allen represented Pegasus Property Management.

**Approval of Previous Meeting Minutes:** The minutes from April 12, 2011 were presented for approval. David Jackson made a motion to accept the minutes as amended. Mae Collins seconded the motion. All were in favor.

**Treasurer's Report:** Robert Collins reported on financial status of the Association. The Association is slight over budget on repairs/maintenance and water/sewer. Overall the Association is in good financial condition.

**Committee Reports:**

**Landscaping:** David Jackson reviewed the landscape report that was emailed to the Board members. The turf and shrubberies are in pretty good shape and require no major investment this year. The tree removal project will continue to be discussed as it progresses.

**Pool:** Leisure Furniture will be contacted and instructed to return the umbrellas that they took to refurbish.

**Buildings & Maintenance:** Freeman Mast reported that there are a few projects that are being finished. Southwind has donated to Grand Palm some of their old light fixtures to use as replacement parts.

**Interface to the VCA:** Freeman Mast reported that Grand Palm is working with ECC to replace bulbs around perimeter. D & O insurance deduction is higher due to claims being filed. The VCA Board discussed preparing an Association handbook. An Attorney will be hired to work with the VCA on the Wal-Mart project.

### **Old Business:**

**Rental Policy:** Freeman Mast will meet with Steve Allen of Pegasus Property Management to prepare a question sheet for the attorney.

**Gutters:** Freeman Mast will contact TCI to authorize them to proceed with the gutter installation.

### **New Business:**

**Satellite TV:** The Board will compile a list of concerns and questions and present them to the Association Attorney for a legal opinion. This will be done before any decisions are made about installing Satellite Dishes/TV.

**New Plantings:** David Jackson made a motion that any future plantings must be presented to the Board on an ARC form for Board approval. Mae Collins seconded the motion. All were in favor.

**Letter from Owners:** the Board discussed letters from two owners. After discussing the letter Mae Collins and Freeman Mast will meet with the owners and discuss a resolution.

**Painting Sidewalks:** David Jackson made a motion to approve Dirtbusters to proceed with the painting of sidewalks subject to discussion with Bob Manz. Mae Collins seconded the motion. All were in favor.

**Adjournment:** Larry Augustyn made a motion to adjourn the meeting. David Jackson seconded the motion. All were in favor.

Respectfully submitted,  
Steve Allen, CAM  
Pegasus Property Management