

THE PLACE MASTER ASSOCIATION INC.
MINUTES OF THE BUDGET ADOPTION
BOARD OF DIRECTORS MEETING
NOVEMBER 15, 2018 AT 2:00 PM
CORKSCREW SHORES
14700 CORKSCREW WOODS PKWY
ESTERO, FL 33928

Present: Raymond Blacksmith, Dominic Cameratta, and Nicholas Cameratta
Also present were approximately twelve owners.
Also present was Lynn A. Ross of Icon Management.

I. **Call to Order.** Lynn Ross chaired the meeting and called it to order at 1:57 p.m.

II. **Certify a Quorum.** With three out of three board members present a quorum was established.

III. **Proof of Notice.** Notice was mailed to each owner and posted on the property on or before October 22, 2018.

IV. **Disposition of Meeting Minutes.** The minutes from November 8, 2017 were reviewed and Mr. Raymond Blacksmith moved to approve the minutes, seconded by Mr. Nick Cameratta. Without opposition, the minutes were approved.

V. **President's Comments.**

Mr. Nick Cameratta stated that there will be a Q&A session with owners following adjournment.

VI. **Old Business.** There are no tabled items.

VII. **New Business.**

A. Adopt the 2019 Proposed Budget.

MOTION: Mr. Nick Cameratta moved, seconded by Mr. Raymond Blacksmith to adopt the proposed 2019 budget. Without opposition, the motion carried, and the budget was adopted.

VIII. Adjournment

There being no further business brought before the board, by proper motion the meeting was adjourned at 2:03 p.m.

Respectfully submitted for your approval,

*Lynn A. Ross
Community Association Manager
Icon Management*



The Place Master Association, Inc.

Minutes of the 2019 Annual Meeting

Board of Directors Meeting

March 6, 2019 at 2:00p.m.

14700 Corkscrew Woods Pkwy.

Estero, Florida 33928

Present: Raymond Blacksmith, Dominic Cameratta and Nicholas Cameratta. Also present were approximately 48 owners and Michael Flemming, of ICON Management. Also present was Lynn A. Ross, of ICON Management

I. Call to Order

Lynn Ross chaired the meeting and called the meeting to order at 2:00p.m.

II. Certify a Quorum

With three out of three Board members present a quorum was established.

III. Proof of Notice

Notice was mailed to each owner and posted on property on or before February 6, 2019.

IV. Disposition of Meeting Minutes.

The minutes from March 8, 2018 were reviewed and Mr. Raymond Blacksmith moved to approve the minutes without reading out loud, seconded by Mr. Nick Camerata. Without opposition, the minutes were approved.

Lynn Ross announced the Q&A session with the residents will take place after the meeting.

V. President's Comments

Mr. Nick Cameratta reported we currently have 271 homes completed. He explained his goal is to reach 300 before opening the restaurant. Nick said the

plan is to open the restaurant around the June/July time frame. He wants to hire a Food and Beverage Manager and Chef in the May time frame. Nick went onto explain the restaurant will have a Bourbon Bar with a hardwood floor, wood trim, customized bar top, two beer taps for specialized beer and six additional beer taps. The Bourbon bar will be for adults only. a Sports Bar with a menu including chicken wings, hamburgers, pizza, soups, salads and a Tiki Bar. The Tiki bar will open up to the pool deck so the residents can enjoy the firepit, tiki torches and the waterfalls. The restaurant will also have a private dining room for residents to use for private parties and for resident activities. Nick also mentioned on the side of the restaurant a shuffleboard court will be installed.

VI. **VP Comments**

Mr. Raymond Blacksmith reported on the status of Phase II. Mr. Blacksmith said Phase II infrastructure should be completed by the end of summer. The plantings will be done during third quarter and the roadways should be completed by the end of the year.

VII. **Managers' Report**

Lynn Ross explained the Cameratta Companies hired ICON Management to manage the Association. She gave the names of the managers on staff responsible for running the Café, Activities/Kids Club, Facilities and Lifeguards. Lynn also explained the responsibilities for each position.

VIII. **Old Business**

None

IX. **New Business**

None

X. **Adjournment**

There being no further business brought before the board, by proper motion the meeting was adjourned at 2:35p.m.

Kindest Regards,

Lynn Ross, LCAM

On behalf of the Board of Directors for The Place Master Association, Inc.



The Place Master Association, Inc.
Minutes of the Board of Directors Meeting

September 10, 2019 at 9:00a.m.
The Motion Room at 19900 The Place Blvd.
Estero, Florida 33928

Present: Raymond Blacksmith with Nicholas Cameratta and Dominic Cameratta on conference call. Also, present were Mr. and Mrs. Zigler along with Lynn Ross from ICON Management.

I. Call to Order

Lynn Ross chaired the meeting and called the meeting to order at 9:00a.m.

II. Certify a Quorum

With three out of three Board members present a quorum was established.

III. Proof of Notice

Notice was posted on property in the clubhouse and at the mail pavilion on Friday, September 6, 2019.

IV. New Business

- a. Suspension of use rights for Daniel Divincenzo.

Raymond Blacksmith made the motion to suspend Daniel Divincenzo use rights for 90 days. Nick Cameratta second the motion and added Daniel Divincenzo is suspended from the use of the Clubhouse, Fitness Center, Kids Cub, Pool/Spa, Café' Market Place and Barefoot Bar and Grill.

None of these suspensions will be enforced against Daniel Divincenzo's spouse and children.

All in favor.

- b. Appoint five members to the Compliant Committee.

Volunteers for the Compliance Committee are:

Richard Barone

Juan Guzman

Jean Mueller

Lisa Mercado

Paul Bertus

Raymond Blacksmith made the motion to appoint the above five members to the Compliance Committee. Seconded by Nick Cameratta

All in favor.

V. **Adjournment**

There being no further business brought before the board, by proper motion the meeting was adjourned at 9:04a.m.

Kindest Regards,

Lynn Ross, LCAM

On behalf of the Board of Directors for The Place Master Association, Inc.

**THE PLACE MASTER ASSOCIATION INC.
MINUTES OF THE BUDGET ADOPTION
BOARD OF DIRECTORS MEETING
OCTOBER 29, 2019 AT 2:00 PM
BAREFOOT BAR AND GRILL
19921 BEECHCREST PLACE
ESTERO, FL 33928**

Present: Raymond Blacksmith, Nicholas Cameratta, and Dominic Cameratta, approximately forty owners, Lynn Ross of Icon Management and Jeff Foster of Icon Management.

- I. **Call to Order.** Lynn Ross chaired the meeting and called it to order at 2:00 p.m.
- II. **Certify a Quorum.** With three out of three board members present a quorum was established.
- III. **Proof of Notice.** Notice was mailed to each owner and posted on the property on or before October 8, 2019.
- IV. **Disposition of Meeting Minutes.** The minutes from November 15, 2018 Budget Adoption Meeting were reviewed and Mr. Raymond Blacksmith moved to approve the minutes, seconded by Mr. Nick Cameratta. All in favor, the minutes were approved.

The minutes from September 10, 2019 Board of Directors meeting were reviewed and Mr. Raymond Blacksmith moved to approve the minutes, seconded by Mr. Dominic Cameratta. All in favor, the minutes were approved.

V. **President's Comments.**

Mr. Nick Cameratta stated that there will be a 2.9 percent increase in the quarterly fees over 2019.

VI. **Old Business.** There are no tabled items.

VII. **New Business.**

- A. Adopt the 2020 Proposed Budget.

APPROVED

MOTION: Mr. Raymond Blacksmith moved, seconded by Mr. Nick Cameratta to adopt the proposed 2020 budget. All in favor, the motion carried, and the budget was adopted.

Mr. Nick Cameratta opened the floor for a Q & A session with the residents.

VIII. Adjournment

There being no further business brought before the board, Mr. Raymond Blacksmith moved to adjourn the meeting, seconded by Mr. Nick Cameratta. All in favor, the motion carried, and the meeting was adjourned at 3:15 p.m.

Respectfully submitted for your approval,

*Lynn A. Ross
Community Association Manager
Icon Management*

**THE PLACE MASTER ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
JANUARY 21, 2020 AT 9:00 AM
CLUBHOUSE CONFERENCE ROOM**

Present: Raymond Blacksmith, Nicholas Cameratta, and Dominic Cameratta, Lynn Ross of Icon Management.

I. **Call to Order.** Lynn Ross chaired the meeting and called it to order at 9:05 a.m.

II. **Certify a Quorum.** With three out of three board members present a quorum was established.

III. **Proof of Notice.** Notice was posted on the property on Friday, January 18, 2020.

VII. **New Business.**

A. Suspension of use rights for five members

MOTION: Mr. Nick Cameratta moved to suspend use rights and voting rights to five members that are significantly overdue with the HOA fees more than 180 days delinquent. The members are Mr. and Mrs. Bilson, Mr. DiVincenzo, Mr. Cohens, Mr. Traeger and Mr. Peterson/McArthur, seconded by Mr. Dominic Cameratta. All in favor, the motion carried.

Mr. Nick Cameratta opened the floor for a Q & A session with the residents.

VIII. **Adjournment**

There being no further business brought before the board, the meeting was adjourned at 9:07a.m.

Respectfully submitted for your approval,

*Lynn A. Ross
Community Association Manager*