

SAIL HARBOUR HOMEOWNERS' ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS' MEETING

January 8, 2007

- A. Call to Order
- M. Riker called the meeting to order at 7:00 p.m.
- B. Roll Call
- Michelle Riker, Shari Levy, Bonnie Raishe, and Dee Henann (Castle Management)
- C. Reading of the Minutes
- B. Raishe motioned to waive reading of the minutes.
 - S. Levy seconded the motion and it passed unanimously.
- D. Finance Committee
- B. Raishe reported the financials and balance of accounts as of December 31, 2006: total current assets \$193,544.84; total reserve cash (\$37,879.79); total other assets \$86,126.50 for a total of all assets of \$193,544.84; total other liabilities \$214,049.33; total reserve liability (\$37,879.79); total owner's equity \$17,375.30 for a total of liabilities and equity of \$193,544.84.
- E. Landscaping
- Darryl of Palm Beach-Broward Landscaping provided additional landscaping proposals to the Board for sod, the perimeter wall, removing of lantana, and replacement of missing or dead trees. It was noted that removal of the lantana and replacement of the missing hibiscus trees were not part of the earlier contract. The Board advised that the perimeter wall is owned by Hamal and therefore no work is necessary through Palm Beach-Broward Landscaping.
 - A walk-through is to be scheduled with the management company either Monday or Thursday of next week.
 - Missing shrubs discussed at the last meeting were planted today.
 - No major irrigation failures.
 - Homeowners brought up questions concerning the sprinkler nozzles, weeds, redworms in trees, cement borders, and mulching.
- F. Report of the Management Company
- Dee Henann reported that Freeman Senecharles had done an inspection of the property and provided a list of violations which is attached to the management report.

- PaintGuard has been on the property the entire week working on punchlist items but has not completed all of the items.
- There are delinquencies totaling approximately \$42,000, \$20,500 of which are over 90 days old. It was noted that there are some discrepancies between the January 2007 and the December 2006 report and a comparison will be made of the two reports. An explanation was requested of some of the terminology on the report.
- It was noted that people are continuing to enter the property without approval. In order to tighten security, a meeting will be coordinated with Briar Bay and the security company to see how best to accomplish that. Security noted that they have no control over access, that passes are controlled through Briar Bay.

G. Report of Committees

- Screening
 - M. Riker reported that there were no new approved leases.
- ARC
 - M. Riker reported that there was one ARC request, which was approved.

H. Old Business

- Color codes for the paint have been received and after completion of the painting, homeowners will be advised of them.
- It was noted that there continues to be a mold/mildew problem that needs to be addressed with PaintGuard.
- The back wall is the responsibility of Hamal. Castle will contact Hamal about removing the jasmine from the wall.
- Upon motion by S. Riker and seconded by B. Raishe, Castle Management will contact the attorney to implement the acceleration clause for those owners in arrears.
- Owners who have not completed roof repairs will be sent to the attorney.

I. New Business

- M. Riker called for additional Board members.

J. Open Forum

- Complaint of a pitbull puppy that is off the leash and is being provoked by young residents. Castle Management will contact Animal Control and will check on missing screens on the homeowner's unit.
- Complaint of people walking behind homes.
- Complaint of a dog that is not picked up after and which runs loose on the property. It was requested that Animal Control be called when the dog is seen running loose.
- Question concerning towing protocol.

K Announcements

- Briar Bay meeting is scheduled for January 9, 2007 at 6:30 p.m..

L Next Meeting Schedule

- The next Board of Directors meeting is scheduled for February 12, 2007.

M. Meeting Adjourned

- M. Riker adjourned the meeting at 8.00 p.m.

Respectfully submitted,

Bonnie Raishe
Secretary