

**SAIL HARBOUR HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
MONDAY, JANUARY 14, 2008**

1. CALL MEETING TO ORDER

The following Board Members were in attendance:

Michelle Riker..... Present
Shari Levy Absent
Bonnie Raishe Present
Ashley CurtisPresent
Kenney SmithPresent

With a quorum of the Board being present, President Michelle Riker called the meeting to order at 7:00PM

Because of Dave West, the representative of Rood Landscaping being invited and present, Michelle altered the schedule so Mr. West could give an update on the landscaping procedures now being utilized. He explained to the board the methods used by Rood and requested sufficient time for the natural process to take place for project appearance improvement. The board members had questions which were answered by Mr. West.

Also, a resident requested to be heard immediately because of pressing personal matters. A parking request was made and the board decided to address the question at the meetings end and have management advise her of their decision.

2. APPROVE MINUTES

MOTION: It was moved by Bonnie Raishe and seconded by Kenney Smith to waive the reading of the minutes and to approve them as published. **VOTE:** Unanimous.

3. TREASURY REPORT

The treasury report was presented by Ashley Curtis. Bruce King advised all accounts handled by previous management have been closed with the exception of one Banco Popular Account.

Following are the account balances as of December 31, 2007

Bank Atlantic Operating Account -----67,188.69
Banco Popular Operating Account----- 00.48
Bank Atlantic Reserves ----- 143,826.28
Smith Barney Money Fund-----73,875.14

4. MANAGEMENT REPORT

The management report was presented by Bob Weakley of Kings Management. Each board member had a copy provided to them for the events of the past month.

5. UNFINISHED BUSINESS

Bruce King advised the negotiations with Hammel and Briar Bay regarding the Jog Road easement are continuing in a positive manner.

Discussions were entertained regarding unit owners placing potted plants on concrete surfaces. It was decided no potted plants are to be allowed on the concrete driveways or walkways and none at the rear of the units. This information will be provided in a mailer to the community along with a pressure cleaning schedule.

6. **MAINTENANCE:**

A proposal by Rood Landscaping for putting river rock and borders in the planted areas and around the individual trees in front of all units was discussed. It was decided to table the proposal until the association is in a better financial status.

It was authorized to have the maintenance person of Briar Bay to provide a maximum 5 hours service per week for miscellaneous maintenance items in Sail Harbour.

The previously obtained bid for pressure cleaning of the entire community is scheduled to begin February 11, 2008.

7. **OPEN FORUM:** One unit owner inquired as to the status of real estate signs. It was advised that all signs not removed by owners had been removed by management.

8. **NEW BUSINESS:**

The possibility of changing legal firms for different matters involving Sail Harbour was tabled.

All roof violations have been referred to the attorney for arbitration and mediation. **MOTION:** It was moved by Bonnie Raishe and seconded by Ashley Curtis to have Bruce King represent the association in the arbitration and mediation procedures. **VOTE:** Unanimous.

It was requested by the board for management to email a management report each Friday to the board members.

Mailbox keys were discussed regarding replacement. The board was advised they can be purchased ahead of need and be made available to any owner through management.

It was requested to check on the possible rental status of a unit on United Street. Management will attempt to determine who is living at the unit.

The Board of Directors decided not to permit the parking request, as mentioned above, for the scheduled children's birthday party. The owner was no longer in attendance at the meeting so the Board directed Management to call her and inform her that her guest would have to park at the Clubhouse and not on the streets in Sail Harbour.

9. **ADJOURNMENT:**

There being no further business Michelle Riker moved to adjourn at **9:12PM**.