

**SAIL HARBOUR HOMEOWNERS' ASSOCIATION**  
**MINUTES OF THE BOARD OF DIRECTORS' MEETING**  
**February 6, 2006**

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- A. Call to Order
- M. Walker called the meeting to order at 7:02 p.m.
- B. Roll Call
- Mike Walker, Michelle Riker, Ron Butera, Shari Levy, Bonnie Raishe, and Robert McLellan (Castle Management).
- C. Reading of the Minutes
- M. Riker motioned to waive reading of the minutes.
  - S. Levy seconded the motion and it passed unanimously.
- D. Speakers
- Daryl, owner of Palm Beach-Broward Landscaping advised the Board that he had done a walk-through of the property, addressing every unit for plants, shrubs and trees. There was discussion concerning the privacy hedge and Daryl indicated he would look at them to determine what needed filling in.
  - Scott Stoloff of the law firm of Dicker, Krivok & Stoloff made a presentation of his firm's legal representation of Associations.
- E. Report of Committees
- Finance
    - R. Butera reported the December 2005 financials and balance of accounts.
  - Screening
    - M. Riker reported approval of two new leases.
  - ARC
    - M. Walker reported two approvals for shutters.
- F. Report of the Management Company
- R. McLellan reported on violation letters; work orders; landscaping and irrigation (landscaping proposals to be presented after the Board does a walk-through with Palm Beach-Broward Landscaping); delinquencies; foreclosure suits; pending lease problems (he will send certified letters for fees and leases); property repairs; roof repairs (M. Walker noted that no deadline will be given owners for roof repairs until the majority of the roofs have been repaired); towing letter sent; resolution with the roofer about Ms. Cummings' complaint; and clean-up of street graffiti.

G. Open Forum

- Landscaping issues
- Parking on street
- Exterior mold and paint problems
- Difficulty with contacting Castle Management
- Purpose of roving guard is security, not area clean-up
- Roof repairs
- Amendment of By-Laws
- Speeders (R. McLellan to check with Julie to determine what agreement we have with West Palm Beach Police)

H. New Business

- S. Levy reported on the status of the Clubhouse defibrillator and new child-proof locks on clubhouse doors.
- As a result of mold and paint problems, R. McLellan was requested to determine (1) whether there is any warranty on the exterior paint, and (2) obtain painting bids.
- The Board will meet to conduct a landscape walk-through with Daryl of Palm Beach-Broward Landscaping.

I. Announcements

- The ballots will be counted and it will be announced at the next meeting how many votes were cast to amend the By-Laws. It was requested that options be discussed in the event not enough votes are obtained.
- S. Levy encouraged Sail Harbour residents to attend the February Briar Bay meeting.

J. Next Meeting Schedule

- M. Walker announced that the next Board of Directors meeting is scheduled for March 6, 2006 at 7:00 p.m. at the Briar Bay Clubhouse.

K. Meeting Adjourned

- M. Walker adjourned the meeting at 8:56 p.m.

Respectfully submitted,

Bonnie Raishe  
Secretary