

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

- A. Call to Order
- M. Walker called the meeting to order at 7:05 p.m.
- B. Roll Call
- Mike Walker, Michelle Riker, 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. Report of Committees
- Screening
 - M. Riker reported approval of one new lease and requested R. McLellan to provide welcome packages to new renters.
 - ARC
 - M. Walker reported two approvals for shutters and one additional change. One change was not approved because not enough information was provided.
- E. Report of the Management Company
- R. McLellan reported on violation letters.
 - Resident M. Link's complaint letter was provided to and discussed by the Board.
 - R. McLellan will handle any missed worked orders.
 - Property inspection: only one street sign is missing (on Whalton Street); leaning FPL pole by Osprey & Eaton reported for the fourth time.
 - Revisions were made to notification letter to be sent to residents concerning roof repairs requiring completion of repairs by August 1, 2006.
 - \$10,386.40 total delinquency as of February 28, 2006. Additional accounts provided to the attorney for collection.
 - R. McLellan will request the attorney to send letters to three units regarding leases inasmuch as no responses to certified letters have been received.
 - Correspondence from residents was reviewed.
 - Revised general landscape replacement and tree replacement proposals from Palm Beach-Broward Landscaping for \$50,521.00 (\$47,995.00 if completed as one project) and \$7,170.00, respectively, were discussed.

- R. McLellan provided three painting bids: Prime Painting \$280,688 (or, \$850/unit); Coastal Painting \$195,290 (or, \$590/unit); and PaintGuard \$190,325 (or, \$575/unit). He advised that he was unable to obtain any bid for only pressure cleaning. Bids to be discussed later in the meeting.

F. Open Forum

- Resident Meryl Snider indicated she believed the buildings more of a priority than the landscaping and recommended a letter be sent to the residents advising of the problems and any assessment.

G. Landscaping and Painting Bids

- Discussion concerning the cleaning/painting and landscaping.
- Motion was made by S. Levy, seconded by B. Raishe, and passed unanimously to proceed with plans to pass a special assessment of \$750.00 a unit with three monthly payments of \$250.00 due in May, June, and July 2006.
- Motion was made by M. Walker, seconded by S. Levy, and passed unanimously to accept the PaintGuard bid.
- Motion was made by S. Levy, seconded by M. Riker, and passed unanimously to accept the Palm Beach-Broward Landscaping bid.
- Landscaping and painting proposals will be signed after the assessment is made.
- R. McLellan will send a letter advising residents of the special assessment.

H. Old Business

- Not enough votes were obtained to amend the by laws; therefore the proposed amendments are tabled.
- Roving guard began towing as of February 21. M. Walker will advise the security company to change the guard's directives to tow derelict vehicles in driveways and guest parking and any vehicles with no tags.

I. New Business

- R. Butera resigned from the Board. The Treasurer position is open.
- Illegal parking in guest spots. Cars in violation will be tagged with violation stickers.

J. Announcements

- Briar Bay meeting March 14, 2006.

K. Next Meeting Schedule

- M. Walker announced that the next Board of Directors meeting is scheduled for April 3, 2006 at 7:00 p.m. at the Briar Bay Clubhouse.

L. Meeting Adjourned

- M. Walker adjourned the meeting at 9:05 p.m.

Respectfully submitted,

Bonnie Raishe
Secretary