

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

**March 12, 2007**

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- A. Call to Order
- M. Riker called the meeting to order at 7:05 p.m.
- B. Roll Call
- Michelle Riker, Shari Levy, Bonnie Raishe, Ashlee Curtis, and Dee Henann and Kerry Tater (Castle Management)
- C. Reading of the Minutes
- B. Raishe motioned to waive reading of the minutes. It was seconded by A. Curtis and passed unanimously.
- D. Finance Committee
- B. Raishe reported the financials and balance of accounts as of February 28, 2007: total current assets \$143,810.82; total reserve cash \$161,760.28; total other assets \$2,568.00 for a total of all assets of \$308,139.10; total other liabilities \$135,398.42; total reserve liability \$161,760.28; total owner's equity \$10,980.40 for a total of liabilities and equity of \$308,139.10.
- E. Committees
- M. Riker reported that the Architectural Committee received two requests: one for shutters and one for pressure-cleaning driveway and sidewalk, both of which were approved.
  - M. Riker reported that one rental application was not approved because the background check was not done and an incorrect amount was submitted with the application. The application was returned to Castle Management.
- F. Painting
- Castle Management inspected the property regarding mold/mildew issues. They advised that the brown stains are not mold but are dirt. They believe the mildew is a maintenance issue and recommended an irrigation walk-through to determine if sprinklers need to be redirected. B. Raishe and A. Curtis reported on their findings during a recent walk-through and the Board requested a meeting with PaintGuard to determine why we are having mildew so soon after painting. After discussion, Castle recommended and the Board agreed to request a representative of Benjamin Moore attend the next meeting to address these issues.
  - Briar Bay has indicated that they can store three cans of paint.

G. Landscaping

- Browning grass issues will be addressed in Thursday's treatment and mowing. Castle will also try to schedule an irrigation walk-through at the same time. Castle will check into the cost of additional fertilizing and will request Palm Beach Broward Landscaping to check on the items on the walk-through list provided by B. Raishe and A. Curtis.
- It was brought to the Board's attention that there is remaining rebar from the staking of trees which needs to be removed by Palm Beach Broward Landscaping.

H. Roof repairs

- Castle did an inspection on March 8 and noted that there are units still not in compliance. There are seven additional roofs with damage which are not on the original list. The Board was provided with the attorney's opinion concerning options. After discussion, A. Curtis moved and S. Levy seconded to proceed with filing injunction lawsuits.

I. Old Business

- The Sail Harbour meeting sign has been repaired and will be kept inside the Briar Bay Clubhouse.
- B. Raishe reported on the cost of having an outside service create and maintain a website. Castle Management recommended checking into the cost through AtHome.net. B. Raishe will follow up.
- We have been advised that Sail Harbour owns the Southard back wall. A proposal will be requested from Palm Beach Broward Landscaping to replace landscaping along the berm. A proposal was previously provided for the east wall and Palm Beach Broward Landscaping will check into the cost for maintaining the landscaping. There was discussion concerning the cracks in the south wall, which is owned by Sail Harbour. A proposal for repair of the cracks will be obtained. Palm Beach Broward Landscaping advises that they can strap over the wall for the jasmine to attach.
- A turnpike update was provided by Sail Harbour homeowner Alex Hansen, indicating that there will be three phases of widening. The area by Sail Harbour will not be widened until 2018 at the earliest. Castle Management will contact Mr. Hansen regarding putting together a turnpike committee and for advice as to what we need to do to lobby for a privacy wall.
- Castle conducted a property inspection. The tow company was called for an inoperable vehicle that has been sitting in a homeowner's driveway. Letters have been sent for violations.
- Castle will confirm that new attorney Ed Dicker of Dicker, Krivok & Stoloff has received the Sail Harbour resolution appointing him.

J. New Business

- M. Riker brought up Board concerns with outstanding management company items.
- Daryl of Palm Beach Landscaping reported that trinettas have been ripped out by a couple of unit owners. He will meet with Kerry of Castle Management and provide her with the address, inasmuch as these are Sail Harbour bushes.

K. Open Forum

- A homeowner advised that they have called Castle on numerous occasions but have not received a return call. Castle will follow up.
- A homeowner was referred to Briar Bay concerning a cut screen.
- The owner of the inoperable vehicle that was towed advises that the vehicle is driveable and had only received notice two days prior to the towing and had called Castle but never received a call back.
- A homeowner advises that he has called Castle numerous times about a painting issue but has never received a call back. Castle will follow up.
- Husband and wife homeowners advised that they erroneously received a letter of illegal tenant and called Castle but did not receive a call back. They are the unit owners. Castle requested they put the information in writing and send it to Castle.

L. Announcements

- Briar Bay meeting is scheduled for March 13, 2007 at 6:30 p.m. S. Levy requested as many attend as possible or provide proxies in order to keep Sail Harbour representation on the Board.

J. Next Meeting Schedule

- The next Board of Directors meeting is scheduled for April 9, 2007.

K. Meeting Adjourned

- M. Riker adjourned the meeting at 8.20 p.m.

Respectfully submitted,

Bonnie Raishe  
Secretary