

Sail Harbour Homeowners Association, Inc.
Board of Directors Meeting Minutes
March 9, 2009

1. CALL MEETING TO ORDER

The following Board members were in attendance:

Michelle Riker, President ----- Present
Ashley Curtis, Treasuere----- Present
Kenney Smith, Director ----- Absent
Ron Butera, Director ----- Present

A quorum of the Board of Directors being present, President Michelle Riker called the meeting to order at 7:02 pm.

2. APPROVE MINUTES

MOTION: It was moved by Ashlee Curtis and seconded by Ron Butera to waive the reading of the minutes of the February 9, 2009 Board of Directors Meeting and to approve them as published.

VOTE: Unanimous

3. FINANCE REPORT

The financial report was presented by Ashley Curtis. Following are the account balances as of February 28, 2009:

Bank Atlantic Operating Account ----- \$75,677.11
Bank Atlantic Reserves----- \$167,418.53
Smith Barney Money Fund----- \$75,702.97

4. MANAGEMENT REPORT

A "For Sale" sign in the upstairs window of 6179 Eaton was addressed. The sign had been placed there by a bank representative and the unit is currently going through the foreclosure procedures. They were advised of the Sail Harbour Rules and the sign should be removed shortly.

Some blue colored rock debris was cleaned up on Osprey near Reynolds. It is unknown where it came from.

Mulch and additional rocks were placed at the entrance sign on Eaton. Clintar was able to complete the task for less than the original bid.

An issue with renters at 6187 Whalton was addressed with a letter sent to both the occupants and the unit owner.

The overall appearance of the community is favorable. The garbage can and visitor parking issues are continuing. The violators have been spoken to in person when found and seem to be readily complying.

5. OPEN FORUM

An owner wanted to know the Association's guest parking policy. Management informed the owner that the guest parking spaces are for guest only and not for owners. A guest is defined as someone who does not live in the community and is only staying for a period not to exceed thirty (30) days.

An owner commented that there are still a number of children playing in the streets who are not being adequately supervised by their parents. Discussion followed. The Board recommended that the owner should determine where the children live and then contact Management so a letter can be sent to the parents.

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An owner asked a question about who is responsible for keeping the roofs clean. The Board stated that each owner is responsible for the repair and maintenance of their own roof. Discussion followed. There was a concern that if a hurricane hits and damages a significant number of roofs or when the useful life of the roofs has expired how the association would go about requiring owners to repair or replace their roofs. The question of insurance was also discussed since each owner is also responsible for their own insurance. There were no recommendations from the Board to amend the Association's Documents to assign these responsibilities to the Association.

6. BOARD ISSUES

Ms. Riker asked Management to update the Board on the pending evictions and other unauthorized tenant issues. Management reported that the unauthorized tenants living at 3089 Waddell and 3119 Waddell have both been issued 10 day eviction notices. There were also 14 letters sent out to owners who are suspected of having unapproved tenants living in the units.

Because the Association is currently running smoothly with no pressing issues the Board discussed only having meetings every other month or quarterly. Several Board members felt that quarterly meetings would be sufficient. Two owners who frequently attend the meetings stated that they would prefer if the meetings were held every other month. Additional discussion followed.

MOTION: It was moved by Ashlee Curtis and seconded by Ron Butera to conduct Board meetings every other month.

VOTE: Unanimous

The next Board meeting will be held on May 11, 2009 at 7:00 pm.

7. ADJOURNMENT

There being no further business, Michelle Riker adjourned the meeting at 7:32 pm.