

**SAIL HARBOUR HOMEOWNERS' ASSOCIATION**  
**MINUTES OF THE BOARD OF DIRECTORS' MEETING**  
**April 3, 2006**

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- A. Call to Order
- M. Walker called the meeting to order at 7:01 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.
  - B. Raishe seconded the motion and it passed unanimously.
- D. Report of Committees
- Finance
    - B. Raishe reported the March 2006 financials and balance of accounts.
  - Screening
    - M. Riker reported approval of one new lease.
  - ARC
    - M. Walker reported there were no requests.
- E. Report of the Management Company
- R. McLellan reported work orders and service requests.
  - Letter dated March 13, 2006 concerning roof repairs deadline was mailed to all owners.
  - \$11,324 total delinquencies as of March 31, 2006. Additional accounts have been provided to the attorney for collection.
  - R. McLellan will request the attorney to send letters regarding pending lease problems inasmuch as no responses to certified letters have been received.
  - Violation letters have been sent. Response letters from unit owners have been received and were provided to the Board.
  - R. McLellan has been unable to contact the City of West Palm Beach regarding a ticketing program for vehicle violations and has therefore sent a letter to the City concerning same.
  - Letters to unit owners were mailed concerning a special assessment for landscaping and painting.
  - R. McLellan provided a special assessment summary handout to all unit owners in attendance at the meeting which set forth the maintenance expenses for 2004 and 2005 and the 2006 budget year to date, along with a recap of the expense for landscaping replacement and painting, with a total assessment of \$600 per unit.

- R. McLellan gave a background concerning the need for cleaning and painting and explained that the Board had decided to move forward with the painting first and then proceed with the landscaping. He gave an explanation of the figures and how the special assessment was determined.
- Representatives of PaintGuard, Medallion Paint Center, and Palm Beach-Broward Landscaping gave explanations of the painting and landscaping projects to the unit owners and answered questions.
- There was extensive discussion by unit owners concerning, among other things, the need for the painting, whether the painting could be put off for a year, the timing of the landscaping, what the landscaping included, what the special assessment covered, the breakdown for the painting, whether the developer could be contacted about the painting warranty. It was noted that it is the Board's responsibility to paint and maintain the landscaping.
- The unit owners enquired whether it was possible to spread the special assessment payments over six months rather than the three proposed.
- A motion was made by S. Levy, seconded by M. Riker, and passed unanimously to accept the painting and landscaping proposals and the special assessment of \$600 per unit, to be payable in six installments from May through November, 2006. M. McLellan will prepare a statement explaining the special assessment and coupons for payment of it which will be sent to all unit owners.
- It was noted that the painting will take approximately 12 weeks. The landscaping will be done after the painting and after the hurricane season.

#### F. Old Business

- It was noted that Board member R. Butera had resigned, leaving an opening available.
- Vehicles parking improperly in guest parking will be stickered.

#### G. Open Forum

- Appreciation for the Board's efforts was expressed.
- It was noted that garbage and recycle pick-up hours were inconsistent.
- Complaints concerning speeders and owners not picking up after their dogs were discussed.
- It was noted that each owner is responsible for his own roof. Discussion concerning availability of replacement tiles.
- Discussion concerning stained driveways and sidewalks.
- It was asked why the By-Laws could not be amended to assess for violations and it was explained that not enough votes were obtained.

#### H. New Business

- R. McLellan, M. Walker, and M. Riker will conduct a walk-through of the property.

I. Announcements

- Briar Bay meeting April 11, 2006. Sail Harbour residents are encouraged to attend.

J. Next Meeting Schedule

- M. Walker announced that the next Board of Directors meeting is scheduled for May 1, 2006 at 7:00 p.m. at the Briar Bay Clubhouse.

K. Meeting Adjourned

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

Respectfully submitted,

Bonnie Raishe  
Secretary