

SAIL HARBOUR HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
Monday, April 14, 2008

1. CALL MEETING TO ORDER

The following Board Members were in attendance:

Michelle Riker, President-----Present
Shari Levy, Vice President-----Absent
Bonnie Raishe, Secretary-----Present
Ashley Curtis, Treasurer -----Present
Kenney Smith, Director-----Present

With a quorum of the Board being present, President Michelle Riker called the meeting to order at 7:02PM. Kenney Smith arrived at 7:07PM.

2. APPROVE MINUTES

MOTION: It was moved by Bonnie Raishe and seconded by Ashley Curtis to waive the reading of the minutes of the March 10, 2008 Board Meeting and to approve them as published. **VOTE:** Unanimous.

3. TREASURY REPORT

The treasury report was presented by Bonnie Raishe. Following are the account balances as of March 31, 2008.

Bank Atlantic Operating Account ----- \$75,985.20
Bank Atlantic Reserves-----\$148,895.14
Smith Barney Money Fund ----- \$74,352.75

Bruce King discussed with the board the reserve funding for 2008 and possible changes in future allocations in 2009.

4. MANAGEMENT REPORT

The management report was presented by Bob Weakley of King's Management. Each board member had a copy provided to them for the events of the past month. The main item of concern is the driveway stains which have appeared after the pressure cleaning.

One bid in writing was received for installation of the proposed mailbox solar lights.

Mulching was complete, many nice comments received about the improved appearance.

Violation lists were updated including the driveway stains and coach lights.

5. UNFINISHED BUSINESS

Roof repair was discussed. It was decided to have a roofing company fix the problem structures and the unit owners will be billed for the expense.

Coach light replacement was discussed. It was decided to order the lamps and contact an electrician and have the damaged and/or missing lamps replaced and the owners of the units billed for the expense.

Driveway stains were discussed. It was decided to have management make a judgement decision and if need be have the driveways again pressure washed and the owner billed for the expense.

The issues of most plant violations and improper door handles and deadbolts locks are not going to be addressed at the present time.

A general letter giving the owners a list of approved plants will be sent to all advising them to please comply with the guidelines in the documents.

6. MAINTENANCE

It was discussed to allow Management leeway in getting small projects accomplished without having to obtain permission from the BOD. **MOTION:** It was moved by Bonnie Raishe and seconded by Ashley Curtis to authorize maintenance up to \$250.00 to be followed up with email advisement to the BOD. **VOTE:** Unanimous.

7. OPEN FORUM

An owner advised at 6118 Whalton there appears to be an abundance of persons residing therein. Also there is debris including auto tires which need to be addressed by the owner in plain view to the neighbors at the 2nd unit east of 6118 Whalton.

An owner advised there have been many juveniles in front of his home smoking substances and generally being a nuisance to the residents. Security was called on 3 separate occasions to disperse the juveniles but it was not effective. Other owners present stated this is a neighborhood-wide problem and needs to be addressed. This problem will be forwarded to Briar Bay to instruct security to be more attentive. Also, Management is to contact the appropriate law enforcement agency to provide contract security with an authorized law enforcement officer to be on the premises during specified evening hours. A cost analysis for the officer will be determined by Management and forwarded to the BOD. **MOTION:** Bonnie Raishe moved to have law enforcement be contracted for a 14 day period, 9:00PM to 2:00AM for security in Sail Harbour. Motion was seconded by Ashley Curtis. **VOTE:** Unanimous.

An owner stated she had problems in the past with mailbox keys and wanted to know what the future solution is in case of more problems. Management advised they have some individual locks on hand. The problem which was recently solved only included the parcel locks and not personal boxes. Suggestions were given to properly maintain the locks to prevent future problems.

8. NEW BUSINESS

Lease application guidelines were discussed. Many ideas were entertained. Each BOD member will compile a list. All will be reviewed and considered and then management will include them in the lease package presented to Briar Bay for Sail Harbour. A list will be provided with the lease application to outline the rules of Sail Harbour.

Street pavement conditions were discussed. Many options such as cold patching, seal-coating or complete paving were compared with the other ideas. Issue tabled at this time.

The total cost of the 4 mailbox solar lights with shipping will be positively known, which is presently thought to be about \$10,000.00, when a quote is received from the company including shipping. Installation will be at \$35.00 per hour for approximately +/- 10 hours each. **MOTION:** It was moved by Kenney Smith and seconded by Ashley Curtis to order the lights and have them installed. **VOTE:** Unanimous.

Several ideas were discussed about speeding in the neighborhood. The suggestion of speed humps/bumps was discussed and the matter was tabled until Briar Bay determines the cost for ones they are considering. Until such time if/or speed humps are installed the contract police officer will be directed to enforce the traffic laws.

A method to provide a Sail Harbour BOD member at the lease application review board will be worked out among the board members to insure someone is in attendance.

New requirements for Direct TV installation was provided to the BOD for consideration. Codes require grounding for each dish. If the wire is exposed it will have to be painted the wall color. ARC written approval must be completed and approved by the BOD.

9. ADJOURNMENT

There being no further business Michelle Riker moved to adjourn at **9:24PM**.