

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

**May 1, 2006**

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- A. Call to Order**
- **M. Walker called the meeting to order at 7:00 p.m.**
- B. Roll Call**
- **Mike Walker, Michelle Ricker, 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**
- **Finance**  
**B. Raishe reported the April 2006 financials and balance of accounts**
  - **Screening**  
**M. Riker reported that there were no new leases**
  - **ARC**  
**M. Walker reported that a request for covering patio screen with acrylic was denied**
- E. Report of the Management Company**
- **R. McLellan reported on work orders.**
  - **11 delinquencies are currently with the Association attorney; 1 new delinquency was forwarded to the attorney.**
  - **Letters were mailed to unit owners concerning the special assessment. Due to the lateness of receipt of the letters, May late fees will be waived.**
  - **A 10% deposit for the painting contract has been made. The painting proposal is \$190,325; there is currently \$72,175 in the paint reserve account, leaving a balance of \$118,150. Pressure cleaning of the buildings will commence Monday. R. McLellan will follow up with the painting contractor to ensure sufficient prior notice is given to unit owners. Landscaping will be covered. Gutters will not be painted.**
  - **The landscaping contractor has advised that it cannot guarantee prices for six months. Tree trimming will be done in June. The front**

entrance sign will be re-landscaped. The landscaper will remove a leaning palm tree.

- R. McLellan contacted FPL concerning one of its poles and was advised that it would be repaired when FPL is able to get to it
- R. McLellan submitted proposals to repair/replace bulk mail boxes. The Board determined the cost was too high and requested R. McLellan to check into whether the United States Post Office owns the mail boxes.
- A letter was sent to a homeowner regarding minor roof damage that will need repairing.
- Graffiti was noted and will be removed.
- Compliance issues
  - M. Walker, M. Riker, and R. McLellan walked the property and noted many non-approved items. Attorney Jay Steven Levine provided an opinion letter concerning removal of unapproved decorative yard and porch items and roof repairs. The options presented by the Attorney were discussed. 20% of the homes have issues (63 units). It was decided to send violation letters out immediately, requiring removal of non-approved items within 30 days. By the June meeting, R. McLellan will have a letter ready for the Board's review directed to all unit owners concerning the rules and enforcement of them. The last resort for continued noncompliance will be to have the Attorney send a letter.
- Continued illegal parking in guest parking was discussed. M. Walker will contact the Briar Bay security company regarding keeping track of who is parking in guest spots. It was discussed that towing will be a strong deterrent for illegal parking.

#### **F. Old Business**

- The letter concerning the special assessment was mailed to all unit owners. Any late fee for the first month will be waived.
- A walk-through the community was done and violations noted. Letters concerning nonconformance will be mailed.
- Guest parking violations was discussed.
- A Board member vacancy was noted and requests for volunteers was made.
- Volunteers for ARC, Parking, and Welcome Committees was requested.

#### **G. New Business**

- Garbage problems were discussed. The proposed letter concerning violations will address this problem.
- The Hamal meeting is scheduled for May 23, 2006 at Jeaga Middle School. The Board will request a representative of Hamal to speak at the June 5, 2006 homeowners' meeting.

- **The July meeting of Sail Harbour Homeowners' Association will be scheduled for July 10 rather than July 3.**
- **"Entremanure," a service picking up after dogs, was discussed. The Board determined not to utilize this service.**

#### **H. Open Forum**

- **Discussion concerning pressure cleaning and paint guarantee was discussed.**
- **Unit owners requested gutter approval.**
- **It was noted that several unit owners have called Castle Management but have not received a call back. R McLellan provided a service number for owners to call for service requests.**
- **Various landscaping issues were discussed.**
- **A complaint was made concerning speeding. R McLellan advised that he has had not response from the police. He indicated that he will continue trying to contact the police department, and will also check into signs.**

#### **I. Announcements**

- **There will be a May 23 meeting at Jeaga Middle School for Hamal.**
- **There is no date certain for the next Briar Bay meeting.**

#### **J. Next Meeting Schedule**

- **M. Walker announced that the next Board of Directors meeting is scheduled for June 5, 2006 at 7:00 p.m. at the Briar Bay Clubhouse**

#### **K. Meeting Adjourned**

- **M. Walker adjourned the meeting at 8:34 p.m.**

**Respectfully submitted,**

**Bonnie Raishe**  
**Secretary**