

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

May 14, 2007

- A. Call to Order
- M. Riker called the meeting to order at 7:00 p.m.
- B. Roll Call
- Michelle Riker, Bonnie Raishe, Ashlee Curtis, Shari Levy, and Kerry Tater and Dee Hennan (Castle Management)
 - Also in attendance: Joe Weintraub of Benjamin Moore Paints, and Daryl Deka of Palm Beach-Broward Landscaping
- C. Painting
- Question/answer session with Joe Weintraub of Benjamin Moore Paints. He advised that when the painting project was complete, he went through the development with Ed Thomas and Ramould of PaintGuard and did a punchlist.
 - Mildew - a fungus - can be cleaned lightly with TST or chlorine (10% water with chlorine). He advised that plants should be watered first before applied. Mildew cannot be stopped. The buildings were initially pressure cleaned so that no mildew or mold would bleed through. Mildew needs darkness and water. The paint satin finish should allow the mildew to wash off more easily.
 - He advised that the mildew should not have come so quickly after the painting was completed.
 - There is a 7-year warranty on the paint.
- D. Landscaping
- Daryl Deka of Palm Beach-Broward Landscaping advised the board that watering will be decreased to once a week beginning Friday pursuant to the drought water restrictions.
 - Replanting on Southard is pending and will not be completed until the drought is over. He will remove dead plants in the interim. All landscaping proposals are being held pending rains.
 - Options concerning grassy areas between the buildings will be addressed in June.
 - Follow up will be done on reports of a missing tree at 6153 Whalton and a bad hibiscus at 3107 Waddell. He confirmed that because of the storms, drought, and location that they were planted, the tabs do not look as good as they should.
 - A quote will be provided for tree trimming in July.

- Weed treatment of sod is done 6 times yearly. The turf is stressed as a result of the drought.
- There are 12-14 beds for mulching. How frequently the mulching is replaced is up to the Board.

E. Reading of the Minutes

- S. Levy motioned to waive reading of the minutes. It was seconded by B. Raishe and passed unanimously.

F. Finance Committee

- B. Raishe reported the financials and balance of accounts as of April 30, 2007: total current assets \$158,500.37; total reserve cash \$175,173.03; total other assets \$7,639.18 for a total of all assets of \$341,312.58; total other liabilities \$135,897.37; total reserve liability \$175,173.03; total owner's equity \$30,242.18 for a total of liabilities and equity of \$341,312.58.

G. Committees

- M. Riker reported that a request to Architectural Committee for hurricane shutters was approved. A retractable screen request was received and submitted to Castle to log in.
- M. Riker reported that no new leases were received.

H. Management Report

- The sewer drain problem has been resolved.
- Discussion for walkway/driveway cleaning is postponed to June.
- Discussion regarding determining sales/leases. Castle Management will note "for sale" and "for rent" signs on their weekly inspections.
- Discussion concerning length of time in sending delinquent accounts to attorney. Motion by Shari Levy, seconded by Ashlee Curtis, and carried to send all accounts delinquent for two months to the attorney. It was requested that a delinquency report be provided to the Board monthly. Castle advised that they receive the delinquency reports from the attorney via e-mail.
- It was suggested that the letter to homeowners concerning the requirement for a \$1000 deposit for leases be provided to the attorney for review.
- Six roof violations will be forwarded to Attorney Dicker for handling; eight have already been forwarded to Attorney Levine.
- Discussion concerning coach lights, holiday lights, and overgrown plant violations. It was requested that a letter be sent to homeowners for plant violations only, requiring compliance. The remaining violations are tabled.
- Castle Management will follow up with the Master Association concerning replacement of landscaping on Southard.

- Hamal will not be responsible for jasmine planted on the back wall. It is unknown who planted the jasmine originally. Hamal advises that it does not know when they will fix the wall.
- It was requested that Castle assist with obtaining a community website.

I. New Business

- Upon motion by Bonnie Raishe, seconded by Shari Levy, it was unanimously voted that Ashlee Curtis is the new Treasurer. Castle will obtain new signature cards.

J. Open Forum

- Discussion concerning procedure for leasing of units.
- A homeowner enquired whether Sail Harbour receives reimbursement for outstanding delinquencies for homes for which liens filed and which units are sold.
- It was requested that Castle enquire from Ramould where the coach lights were purchased.
- Owner at 3107 Waddell requested that tab tree braces be checked and that Palm Beach-Broward Landscaping check for rebar throughout the community.
- No ARC request is necessary to paint the front door as long as it is the same color as all other homes.

K. Announcements

- Briar Bay meeting has been changed.
- Shari Levy noted that the contract for blacktopping in Briar Bay is coming along. Although Sail Harbour on paper is responsible for maintaining the landscaping in the median on Jog Road, Briar Bay has assumed that responsibility.

L. Next Meeting Schedule

- The next Board of Directors meeting is scheduled for June 11, 2007.

M. Meeting Adjourned

- M. Riker adjourned the meeting at 8.40 p.m.

Respectfully submitted,

Bonnie Raishe
Secretary