

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

**June 5, 2006**

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- A. Call to Order**
- M. Riker called the meeting to order at 7:00 p.m.
- B. Roll Call**
- Michelle Riker, Shari Levy, Bonnie Raishe, and Robert McLellan (Castle Management)
- C. Outside Speakers**
- Charles Palazzo and Jeff Manns, members of the Board of Hamal District, reported on the current state of activities of Hamal, which is responsible for maintenance of the lakes in Briar Bay and Hamilton Bay, frontage of the properties (not including the median), lake easements, and the lakes pumping station. There are five board members, four of whom reside in Hamilton Bay. They reported on the significant changes in maintenance contractors, status of debt refinancing, fences, request for street lights and traffic signal. Homeowners can access news about the District at [HamalDistrict@yahoo.com](mailto:HamalDistrict@yahoo.com). A homeowner suggested that they check drain pipes while the lakes were low. Hamal Board members are meeting with the South Florida Water Management District regarding replacement of water removed for irrigation.
- D. Reading of the Minutes**
- B. Raishe moved to waive reading of the minutes
  - S. Levy seconded the motion and it passed unanimously
- E. Report of Committees**
- Finance
    - B. Raishe reported the May 2006 financials and balance of accounts
  - Screening
    - M. Riker reported that there was one new lease. A welcome packet was sent.
  - ARC
    - It was reported there was one ARC approval.

**F. Report of the Management Company**

- **R. McLellen reported on 2 service requests and 9 work orders.**
- **Tree trimming has been completed.**
- **The U.S. Post Office advises that the broken mail locker doors are the responsibility of the HOA. A second opinion is being obtained from Postal Specialties as to the cost of repairing or replacing the broken doors.**
- **Cleaning and painting of the buildings is tentatively to be completed by the end of August. Buildings are pressure cleaned, painted, and then detailed. Once ten buildings are completed, the project manager will do a punch list and the Management Company and Board members will prepare their own punch list. There are 58+ buildings. R. McLellan will inspect the property twice monthly with the project manager. Broken lights will be replaced by the painting company. The painting contract did not include bringing in water tankers for the pressure cleaning. If requested, unit owners will be reimbursed for water usage.**
- **Delinquencies**
  - **\$19,000 in delinquencies – 17 accounts are with the attorney – if no payment, units will go into foreclosure**
- **The West Palm Beach Police Department was contacted about its ticketing program. The program no longer exists and the Department does not have enough manpower to monitor the development. There was discussion concerning reporting speeders and making up signs.**
- **Violation letters**
  - **159 letters were sent out since the last meeting. Recap of yard violations. Discussion concerning responses to the letters**
  - **garbage can violation letters will be sent out**
  - **R. McLellan recommends the Board pick its battles and pursue major problems.**
  - **The By-Laws are to be revised to see what they say about wall hangings.**
  - **R. McLellen will check with the attorney to see the cost of sending out subsequent violation letters.**

**G. Old Business**

- **Parking violations are being logged by the security guard and violators' cars towed.**
- **A question was raised concerning repaving the streets.**

**H. New Business**

- **Letters concerning violations are to go out to residents as soon as possible.**
- **Discussion concerning individuals throwing rocks at vehicles. Incidents have been reported.**

- **An incident report was written for a car being towed and the guard threatened.**

**I. Open Forum**

- **Inquiry was made concerning cost of painting inside the back screened area. Requests should be made directly to the painting company.**
- **Discussion concerning various Briar Bay problems: gym doors not closing, broken gates, Board meetings, etc.**
- **A request by a homeowner was made for more communication from the Board. The Board will follow up with M. Walker about the status of the HOA website.**

**J. Next Meeting Schedule**

- **The next Board of Directors meeting is scheduled for July 10, 2006 at 7:00 p.m. at the Briar Bay Clubhouse**

**K. Meeting Adjourned**

- **M. Riker adjourned the meeting at 8:45 p.m.**

**Respectfully submitted,**

**Bonnie Raishe  
Secretary**