

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

June 11, 2007

- A. Call to Order
- M. Riker called the meeting to order at 7:05 p.m.
- B. Roll Call
- Michelle Riker, Bonnie Raishe, Ashlee Curtis, Shari Levy, and Kerry Tater (Castle Management)
- C. Reading of the Minutes
- S. Levy moved to waive reading of the minutes. It was seconded by A. Curtis and passed unanimously.
- D. Finance Committee
- B. Raishe reported the financials and balance of accounts as of May 31, 2007: total current assets \$172,199.54; total reserve cash \$175,173.03; total other assets \$7,639.18 for a total of all assets of \$355,011.75; total other liabilities \$138,692.47; total reserve liability \$175,173.03; total owner's equity \$41,146.25 for a total of liabilities and equity of \$355,011.75.
- E. Committees
- M. Riker reported that a request to the Architectural Committee for a retractable screen was denied. Requests for hurricane shutters, tree replacement, and improvement to patios were approved.
 - M. Riker reported one rental application was received and approved.
- F. Management Report
- Three roofs are still in violation and have been sent to Attorney Dicker. Eight prior roof violations are with Attorney Levine.
 - A request was made to Palm Beach Broward Landscaping for an estimate to trim overgrown landscaping at various units but no response has yet been received.
 - Landscape schedule was reported.
 - Lists of violations were provided.
 - New hurricane price list from Palm Beach Broward Landscaping was submitted.
 - Lease/for sale signs are noted weekly.
 - Large delinquencies have already been sent to the attorney. Castle will follow up with Attorney Levine regarding the three that he currently has to

determine status. It was noted that a reminder letter goes out after a unit is delinquent five days.

G. New Business

- A call was made for new Board members. Kenny Smith volunteered. Upon motion by B. Raishe and seconded by M. Riker, Mr. Smith was accepted as a new Board member.
- As of July 1, 2007, Kings Management will take over as the management company. Robert Weakley will be the property manager.
- Castle is requested to obtain a legal opinion from Attorney Dicker concerning vehicles parked across sidewalks.

H. Old Business

- Castle has not provided signature cards for execution by A. Curtis and K. Smith but will obtain them and drop them off.
- Castle sent irrigation list to Palm Beach Broward Landscaping but has not received a status report. The Board requested Castle follow up again and advise the Board of the status.
- Glass door violation has been submitted to Attorney Dicker.
- Work order complaints continue.
- Castle will obtain a 2006 hurricane fee schedule from Palm Beach Broward Landscaping and the Board will review before signing the contract.
- The issue of \$1,000 deposit for leases will be sent to Attorney Dicker for approval and then will be sent to all unit owners along with the by-laws.

I. Open Forum

- An inquiry was made and there was discussion concerning consolidation of management companies for all HOAs within Briar Bay. It was noted that Sail Harbour is not interested in consolidation at this time.

J. Announcements

- Briar Bay meeting is at 6:30 p.m. on June 12, 2007.

K. Next Meeting Schedule

- The next Board of Directors meeting is scheduled for July 9, 2007.

L. Meeting Adjourned

- M. Riker adjourned the meeting at 7:30 p.m.

Respectfully submitted,

Bonnie Raishe
Secretary

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