

SAIL HARBOUR HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting Minutes
June 14, 2010

1. CALL MEETING TO ORDER

The following Board members were in attendance:

Michelle Riker, President -----Present
Ashley Curtis, Treasurer-----Present
Kenney Smith, Director -----Present
Ron Butera, Director-----Present

A quorum of the Board of Directors being present, President Michelle Riker called the meeting to order at 7:00 pm.

2. APPROVE MINUTES

MOTION: It was moved by Ashlee Curtis and seconded by Ron Butera to waive the reading of the minutes of the March 8, 2010 Board of Directors Meeting and to approve them as published.

VOTE: Unanimous

3. FINANCE REPORT

Following are the account balances as of May 31, 2010.

Bank Atlantic Operating Account----- \$92,073.60
Bank Atlantic Reserves ----- \$192,633.09
BB&T Reserves----- \$76,019.63

4. MANAGEMENT REPORT

Management reported that the Florida Legislature has recently passed several new laws which affect homeowners associations. Of particular interest is the law which now allows an Association to fine for any kind of violation, whether or not the documents provide for this. Additionally, fines of \$1,000 or more may become liens on units.

New mulch and rocks have been installed around the front entrance sign into Sail Harbour.

The fence behind the units along Southard Street has been repaired. There was a large opening in the fence which allowed people to come and go.

Many of the units have excessive mildew on the front walls of the unit and on the half wall near the front porch. Management wanted to know if the Association wanted to consider doing all of the units at the same time and pay for it through the operation budget or to send out standard violation letters to owners requiring them to do the work. Discussion followed. The Board directed Management to send out violation letters.

5. OPEN FORUM

One of the owners in the audience brought up the matter of people speeding within the community. The board informed the owner that they have attempted to curb the problem on many occasions but short of having a 24 hour Police presence it is hard to enforce the speed limit. Discussion followed about the possibility of installing speed humps at strategic locations throughout the community. Management reported that there is a company that sells hard rubber speed humps that can easily be installed and removed if they cause a problem. The Board requested that Management forward them the information for their review.

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6. BOARD ISSUES

The metal edging that was installed around the common area islands is being pushed down into the ground. One of the Board members reported that he thinks some of the problem is being caused by the lawn mowers running over it. The Board directed Management to issue a work order to have the edging lifted to its proper height and secured.

The Board discussed whether to again hire off duty Police Officers to patrol the community this summer. It was determined that additional security is not needed at this time.

Ashlee Curtis reported that the little patches of grass in a "V" shape in between each driveway near the sidewalks are not being cut low enough and look unsightly.

Management stated that when the mowers go over these areas, because all of their wheels are on the concrete, their blades are not low enough. Management will direct the landscape company to use a string trimmer in these areas.

Ashlee Curtis reported that people are again parking on the streets during the weekends. Discussion followed. The Board directed Management to inform the rovers to be more proactive when driving through the community and to have vehicles towed that are parked on the streets. Ms. Curtis also requested that she be put on the authorized list of people who can have vehicles towed. Management will call Sheehan's Towing and put Ms. Curtis on the list.

Now that the new law was passed that allows the Association to fine for violations, even if not provided for in the Documents, the Association needs to appoint three residents to serve on a Fining Committee. The Board will inquire throughout the community who would like to serve on the Committee and will report at the next Board meeting.

7. ANNOUNCEMENTS

Ashlee Curtis reported that Briar Bay has voted to install a new electronic access system which utilizes a bar code reader for access to the community. Briar Bay will be informing all the owners in writing about the new system and how to obtain a bar code for their vehicles.

The Board announced that the next meeting of the Board of Directors will be held on Monday, August 9, 2010 at 7:00pm at the community clubhouse.

8. ADJOURNMENT

There being no further business, Michelle Riker adjourned the meeting at 7:39 pm.