

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

July 10, 2006

- A. Call to Order
- M. Walker called the meeting to order at 7:01 p.m.
- B. Roll Call
- Mike Walker, Michelle Riker, Shari Levy, Bonnie Raishe, and Robert McLellan (Castle Management).
- C. Reading of the Minutes
- M. Riker motioned to waive reading of the minutes.
 - B. Raishe seconded the motion and it passed unanimously.
- D. Report of Committees
- Finance
 - B. Raishe reported the June 2006 financials and balance of accounts.
 - Screening
 - M. Riker reported that a welcome package was sent.
 - ARC
 - M. Walker reported that two requests were approved.
- E. Report of the Management Company
- R. McLellan reported on work orders.
 - Landscaping:
 - leaning trees behind Southard have been removed
 - the July landscaping maintenance schedule was provided
 - a post-hurricane clean-up agreement was proposed by Palm Beach Broward Landscaping to identify general expenses - upon motion by M. Walker and seconded by M. Riker, it was voted to accept and enter into the agreement.
 - The post office has advised that it is not responsible for repair of the broken postal door. R. McLellan obtained a second estimate. After discussion, it was decided to proceed with the first bid of \$450.
 - Painting: the painting company is looking to complete the cleaning/painting project by the end of August, although there have been and will continue to be rain delays. A walk-through of the completed buildings was done last week and another walk-through will be done next week. There was discussion concerning concern over delinquencies in payment of the special assessment, but it was noted that there are sufficient funds in reserve in any event.

- R. McLellan obtained two proposals for speed bumps. It was decided to table this until after the painting and landscaping projects have been completed.
- \$26,000 in delinquencies. Five accounts are in collection with the attorney and 24 more have been forwarded to the attorney for handling.
- 119 violation letters have been mailed since June 2. 41 residents are still in violation. Complaints by homeowners were reviewed. The attorney provided a cost breakdown of approximately \$150 to send a violation letter and respond to any response, which fee is not recoverable. Fees for collection of delinquencies are recoverable.
- A letter to homeowners was mailed July 1, reminding of rules and regulations.

F. Old Business

- A walk-through the community was done and a painting punchlist prepared. Another walk-through will be done next week. It was noted that the painting is done in stages. A homeowner enquired about painted house numbers, painted dryer vents, and lack of window caulking.
- Violators of guest spot parking was discussed. Until it is determined whether there is authority to tow violators, they will be stickered. Lists have been made since May of all vehicles parked in guest parking, which lists will be maintained on a computer for easier detection of chronic violators.
- A letter to homeowners was mailed, reminding of rules and regulations.

G. New Business

- M. Walker called for additional Board members. The by-laws require a minimum of three. There are currently four Board members but one may be moving.

H. Open Forum

- A homeowner advised of a July 1 towing incident.
- A homeowner enquired whether there was a website and it was noted that it is being worked on.
- A homeowner expressed interest in becoming a Board member if the meetings could be changed from the first Monday of the month to a different Monday.
- A homeowner asked what to do about “gangs” in the neighborhood and was advised to contact security.

I. Announcements

- Briar Bay meeting July 11, 2006. A form will be coming out requesting gate and clubhouse card numbers in order to ensure that only residents have cards.

J Next Meeting Schedule

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

K. Meeting Adjourned

- M. Walker adjourned the meeting at 8:24 p.m.

Respectfully submitted,

Bonnie Raishe
Secretary