

**SAIL HARBOUR HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
Monday, July 14, 2008**

1. CALL MEETING TO ORDER

The following Board Members were in attendance:

Michelle Riker, President-----Present
Bonnie Raishe, Secretary-----Present
Ashley Curtis, Treasurer-----Present
Kenney Smith, Director-----Present

With a quorum of the Board being present, President Michelle Riker called the meeting to order at
7:10PM.

2. APPROVE MINUTES

MOTION: It was moved by Bonnie Raishe and seconded by Kenney Smith to waive the reading of the minutes of the June 9, 2008 Board Meeting and to approve them as published.
VOTE: Unanimous.

3. TREASURY REPORT

The treasury report was presented by Ashley Curtis. Following are the account balances as of June 30, 2008.

Bank Atlantic Operating Account-----\$67,388.73
Bank Atlantic Reserves-----\$153,951.69
Smith Barney Money Fund-----\$74,873.49

4. MANAGEMENT REPORT

The management report was presented by Bob Weakley of King's Management. Each board member had a copy provided to them for the events of the past month. A new procedure for Sail Harbour violations has been implemented. Now when a letter is sent to a unit owner a photograph will be inserted in the letter if at all possible.

The solar lighting installation for the mailbox areas has been completed. Management has received a few good comments about them and none so far have been to the negative.

Another item addressed is the continuing problem with Rood responding in a timely manner for plant replacement and other issues. It has been a very slow process.

5. OPEN FORUM

A unit owner inquired reference certain landscaping concerns she had. She was advised a discussion was going to be held under new business regarding Rood Landscaping and their contract.

6. MAINTENANCE

A small portion of broken gutter concrete was replaced with a patch.

Rood was directed to and did respond to several areas where there has been a huge increase in black ant problems.

Kenney Smith advised he had checked the area by the berm on the south side of Southard that a resident had complained about at the last meeting. Kenney stated he thought it had been greatly improved since problems had developed with the maintenance in past times.

7. NEW BUSINESS

Because of a vacant board member position it was requested of all if anyone had a recommendation for replacement. Ronald Butera was appointed as the 5th member. Mr Butera took his place at the table with the other board members.

Question was asked about the police patrol and the effectiveness. It has been favorable in general with less juvenile and other problems. It was decided to obtain a cell phone for the officer's use. Kenney Smith volunteered to research the best price and contract.

It was discussed regarding the timetable for the guest parking repaving project. Management advised it is on their schedule and they have been fully informed the association needs ample time to notify the residents.

Issue was discussed about tenants illegally being in a unit. It was decided to proceed with eviction if necessary to rectify the problem. The costs are to be determined by management prior to any proceedings.

Discussion ensued among the board about the conditions and contract of Rood Landscaping. It was decided to terminate Rood Landscaping at the end of July 2008. **MOTION:** It was moved by Bonnie Raishe and seconded by Kenney Smith to contract Clintar Landscaping beginning August 1, 2008. Certain clauses in the contract are to be revised. **VOTE:** Unanimous. Management is to assist Clintar to revise their contract for clarification. The revisions will be emailed to board members.

President Michelle Riker advised she had obtained the name of a maintenance person recommended by another community in the event any major maintenance work is needed in the community. They will provide a written estimate if requested to insure a fair amount is known prior to any work being done.

8. ADJOURNMENT

There being no further business Michelle Riker adjourned the meeting at **7:47PM**.