

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

August 6, 2006

- A. Call to Order
- M. Walker called the meeting to order at 7:00 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.
 - S. Riker seconded the motion and it passed unanimously.
- D. Finance Committee
- B. Raishe reported the July 2006 financials and balance of accounts.
- E. Report of the Management Company
- R. McLellan noted that a copy of the July 10, 2006 meeting minutes were attached to the management report.
 - 12 work orders were created since July 6, 2006.
 - Landscaping:
 - the August schedule was noted
 - a post-hurricane clean-up agreement for street signs was reviewed - upon motion by M. Riker and seconded by S. Levy, it was voted to accept and enter into the agreement.
 - There are now two broken postal doors. Replacements have been specially ordered. As soon as they are in, R. McLellan will coordinate with the post office for installation.
 - Painting: a meeting with Ramauld is scheduled for tomorrow morning. The painting schedule has been slowed to in order to address complaints.
 - \$28,843 in delinquencies; 22 accounts are in collection with the attorney; 12 more have been forwarded to the attorney for handling.
 - 93 violation letters have been mailed since last month. Yard item violations summary and status were reviewed.
 - Roof repair recap was discussed. Although the letter to homeowners indicated an August 1 deadline for roof repairs, 54 units still have some type of damage. After discussion of the cost to pursue legal remedies, it was decided to inspect the roofs the first of September and give violators 10 days, after which time it will be referred to the attorney.
 - Responses from homeowners to violation letters were reviewed. It was noted that there has been no response to the demand for

repair/replacement of a garage door and the Board decided to send the matter to the attorney to give the unit owner 10 days to complete or it will be done by the HOA and charged to the unit owner.

- Complaint from a unit owner concerning alleged damage caused by a parking violation sticker was read. Although proof was requested from the unit owner, none has been received. Letter regarding a car tow was received which was discussed at the last meeting.
- Budget meeting is scheduled for October 2, 2006.
- Annual HOA meeting is scheduled for December 4, 2006, at the Clubhouse.
- The HOA tax return is being filed.

F. Report of Committees

- Screening
 - M. Riker reported that one new lease was approved.
- ARC
 - M. Walker reported that one shutters request was received and approved.

G. Old Business

- Painting will be done in multiple phases. Only notice of pressure cleaning is provided; no additional notice regarding commencement of painting. Back porches are not included in the painting. A walk-through is scheduled for Tuesday.
- Landscaping will be done after hurricane season (possibly October). It was noted some back hedges need to be replaced, which will be part of the landscaping project.
- Parking violators are being stickered. R. McLellan will look into the legality of towing.

H. New Business

- M. Walker called for additional Board members. R. McLellan will follow up with an individual who previously expressed an interest in serving on the Board.
- R. McLellan will schedule a follow-up meeting with the landscaper to do a walk-thru and discuss landscaping issues.

I. Open Forum

Security should be advised of which Police Department to call for Sail Harbour.

J. Announcements

- Briar Bay meeting August 7, 2006.

K Next Meeting Schedule

- Due to the regularly scheduled meeting being on the Labor Day holiday, the next Board of Directors meeting is scheduled for September 11, 2006 at 7:00 p.m. at the Briar Bay Clubhouse.

L Meeting Adjourned

- M. Walker adjourned the meeting at 7:38 p.m.

Respectfully submitted,

Bonnie Raishe
Secretary