

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

October 2, 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
- B. Raishe motioned to waive reading of the minutes.
 - M. Walker seconded the motion and it passed unanimously.
- D. Finance Committee
- B. Raishe reported the financials and balance of accounts as of August 31, 2006: total current assets \$154,897.32; total reserve cash \$4,708.33; total other assets \$61,007.25 for a total of all assets of \$220,612.90; total other liabilities \$166,720.00; total reserve liability \$4,708.33; total owner's equity \$49,184.57 for a total of liabilities and equity of \$220,612.90.
- E. Report of the Management Company
- R. McLellan noted that a copy of the September 11, 2006 meeting minutes is attached to the management report.
 - Castle Management has provided the Board members with weekly management updates.
 - 7 work orders were created since September 11, 2006.
 - 145 violation letters have been sent; most of them pertain to hurricane shutters still up.
 - Complaint letters from residents and responses thereto were reviewed. A homeowner in attendance at the meeting inquired concerning parameters for towing of vehicles and was advised of the rules concerning same. M. Walker also noted that the guards have been requested to give "friendly warnings" but are not required to, and that commercial vehicles should be towed and the guards will be so instructed to tow them.
 - The Board discussed a homeowner's request to erect a wood frame structure on the back porch and unanimously agreed that as long as the structure is inside the patio and is of matching color it would be acceptable.
 - The yard decorations violations list was updated.

- Palm Beach-Broward Landscaping has requested a walk-through regarding landscape replacement and has expressed concern over getting replacements at a later date.
- Delinquencies over 60 days total \$65,000 and R. McLellan gave a recap of the status of accounts in collection. A homeowner's correspondence regarding late HOA payments was reviewed and discussed and it was decided to reimburse the homeowner for attorneys' fees incurred for the late payments.
- Roof repairs: roof inspections will be done this week and letters will be sent from the attorney for all outstanding roof repairs. R. McLellan indicated that he has attempted to contact the County Code Enforcement department but has had no response from them.
- Our HOA attorneys advised that there is a legal update seminar for anyone who may be interested.
- A letter was sent September 14, 2006 to homeowners regarding contact clarification between Sail Harbour and Briar Bay.
- The roster of homeowners access records from Briar Bay has not yet been received.
- The draft 2007 budget notice was mailed out September 18, 2006. The proposed budget was reviewed and discussed. M. Riker motioned and S. Levy seconded to accept the proposed budget as presented.

F. Report of Committees

- Screening
 - M. Riker reported that one new lease was approved.
- ARC
 - M. Walker reported that no ARC requests were received this month.

G. Old Business

- A painting walk-through was done last week and punchlists created. In response to a homeowner's inquiry, it was noted that if a homeowner is required to park in the street due to painting, the homeowner should put a note in the window so that the vehicle won't be towed. M. Walker noted again that the painting is being done in stages, there is no set schedule, and that the screen patio is not being painted. A homeowner advised that they had called Castle regarding landscaping debris on newly painted garage door and front door but had not received a telephone call back. R. McLellan will check into this.
- It was noted that part of the special assessment was for replacement of certain landscaping and that the Board had voted to wait until after the hurricane season to begin the replacement. Palm Beach-Broward Landscaping will be requested to update their proposal and a walk-through will then be scheduled.

H. New Business

- M. Walker called for additional Board members.

- M. Walker called for volunteers for a painting inspection committee. A Board member must accompany all painting inspections.

I. Open Forum

- Litter and garbage on the property - we will request Briar Bay to talk to the waste management people.
- There are complaints concerning rust-stained driveways and sidewalks as a result of landscaping maintenance. Palm Beach-Broward Landscaping will be requested to find a solution.
- A water meter was broken and needs to be fixed.
- Although painting was anticipated to be complete by mid-October, it will probably be more towards the end of October.
- The postal boxes have been repaired. A homeowner was advised to contact the post office regarding notices to go to the post office to pick up small packages that would fit in our large postal boxes.
- The County has required all tree replacements be done by 2007. The County will be inspecting and fining any HOAs not in compliance. Palm Beach-Broward Landscaping will be advised of tree fungus and inquiry made of it concerning what is being done to treat it.
- Halloween decorations can go up now but need to come down a reasonable time after the holiday.
- Hurricane shutters should be down 72 hours after a storm, and can be put up 48 hours before a storm.

J. Announcements

- Briar Bay meeting is scheduled either October 3 or October 10, 2006.
- M. Walker resigned as President and as a member of the Board of Directors, effective immediately.

K. Next Meeting Schedule

- The next Board of Directors meeting is scheduled for November 6, 2006.

L. Meeting Adjourned

- M. Walker adjourned the meeting at 8.10 p.m.

Respectfully submitted,

Bonnie Raishe
Secretary