

SAIL HARBOUR HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
Monday, October 13, 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
Ron Butera, 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 Ashlee to waive the reading of the minutes of the September 9, 2008 Board Meeting and to approve them as published.

VOTE: Unanimous.

3. TREASURY REPORT

Ashley Curtis presented the September 30, 2008 financial report. Following are the bank account balances:

Bank Atlantic Operating Account ----- \$84,336.33
Bank Atlantic Reserve Account ----- \$155,677.11
Smith Barney Money Fund----- \$75,277.33

4. MANAGEMENT REPORT

Management submitted the September Work Orders and Violation Reports.

Management received a call from an owner inquiring if the Association is responsible for cleaning the roofs and if not would the Association consider having all of the roofs cleaned as part of the operating budget. Discussion followed. Although the Association has undertaken pressure washing the driveways and sidewalks and painting of the exterior of the units as part of the operating budget the board did not feel the Association should do so with the roofs due to liability concerns and the possibility of damage to the roofs tiles.

Several owners have not complied with a violation notice requiring them to remove the oil stains on their driveways. Normally the Association would remedy a violation when an owner fails to comply and then bill the owner for the cost. However, in this case Management was concerned that because it is difficult to remove oil stains there could be problems with having the work done and billing the owner if all of the stain was not removed. Discussion followed. The Board directed Management not to have the work done if an owner does not comply.

Garbage containers and recycling bins must be kept within the enclosed garage until the night before pickup and brought in by 7 p.m. the same day as pickup. Ever since the City issued the large containers many owners are leaving the containers outside. Discussion followed. The Board directed Management to send out a community letter informing owners of the Rule pertaining to garbage containers and informing them that if they leave the containers out that they will be confiscated and they will be required to pay a fee to get them back.

Management presented an initial draft of the 2009 proposed budget for the Boards review at a future meeting.

The Board reviewed the current delinquent collections status. Due to the fact that most delinquent owners are also in lender foreclosure it is not prudent or cost effective to pursue collections to the

point of association foreclosure. With the consent of legal counsel the Association will only have the attorney send out demand letters to delinquent owners and will wait until the lender forecloses to collect past due amounts.

The screening at 3199 Osprey is torn and the door and/or frame are bent. The owner was sent a violation letter requiring him to fix it but he is in foreclosure and has not complied. The Board directed Management to have it repaired and then to bill the account for the expense which expense will be collected from the lender when they take possession.

5. OPEN FORUM

No Comments or Questions.

6. MAINTENANCE

6169 Reynolds: A cluster of trees was struck by lightning and all the trees died. Clintar provided the following estimate to replace the trees:

- Installed price for all 5 palms (4 Montgomery's 8' GW or 16' OA and 1 Queen 16' OA) is \$2,325.00. The existing palms will be removed and disposed of. Soil will be amended with fertilizer and palms installed.

Discussion followed. **MOTION:** It was moved by Bonnie Raishe and seconded by Ashlee Curtis to accept Clintar's proposal in the amount of \$2,325.00. **VOTE:** Unanimous.

The following two proposals were obtained to re-stripe the guest parking spaces and to re-stencil "Guest Parking" on the concrete stops.

- \$495.00 Driveway Maintenance, Inc.
- \$700.00 Sunshine Services Unlimited, Inc.

Discussion followed. **MOTION:** It was moved by Ashlee Curtis and seconded by Kenny Smith to approve the proposal from Driveway Maintenance in the amount of \$ **VOTE:** Unanimous

Mr. Butera received a complaint from a resident that a W.P.B. Police Officer stopped him for failing to come to a complete stop and the Officer used profanity while addressing the owner. Discussion followed.

The Board directed Management to contact the W.P.B. Police Department and ask the supervisor to speak with the Officer in question and to remind all of the Officers that it is inappropriate to address the owners in this fashion.

7. NEW BUSINESS

The Board discussed amending the Renter Denial Criteria. The Board directed Management to amend the Criteria to include the following:

- No Section 8 subsidized renters.
 - Monthly rent must not exceed 50% of a tenants reported monthly income.
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The Board discussed replacing the four long hedges in the back of the units. The hedges have not grown properly or to a height that provides privacy in between the units.

They also discussed replacing the Gold Mount hedges at the four islands on Osprey Lane due to their bare appearance.

The Board directed Management to obtain bids for the Boards review at their November meeting.

8. ADJOURNMENT

There being no further business Michelle Riker adjourned the meeting at 8:24PM.