

SAIL HARBOUR HOMEOWNERS ASSOCIATION, INC.

**BOARD OF DIRECTORS AND
ANNUAL BUDGET MEETING MINUTES
Monday, November 10, 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 7:00PM.

2. APPROVE MINUTES

MOTION: It was moved by Bonnie Raishe and seconded by Ron Butera to waive the reading of the minutes of the October 13, 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 October 31, 2008.

Bank Atlantic Operating Account ----- \$86,345.89
Bank Atlantic Reserves ----- \$160,697.31
Smith Barney Money Fund----- \$75,441.17

4. PROPOSED BUDGET 2009

Because of a budget surplus from last year several options were discussed by all board members as to what action should be taken for the budget year of 2009. After much discussion considering all possibilities the following was proposed:

MOTION: It was moved by Kenney Smith and seconded by Ron Butera to lower the monthly maintenance fee by \$10.00. The new monthly payment would be \$60.00 per month.

VOTE:

For: Michelle Riker, Kenny Smith and Ron Butera
Opposed: Bonnie Raishe and Ashley Curtis

MOTION CARRIED

5: MANAGEMENT REPORT

Landscaping issues were addressed for the past month and improvements have been noted. The four palm trees on Reynolds which were struck by lightning have been replaced.

The garbage can and guest parking problems are continuing to progress.

The patio screen and damaged door and roof tile on the foreclosed unit on Osprey has been repaired.

Negotiations with Driveway Maintenance are continuing to schedule a date for the painting of the bumper stops and dividing lines for the guest parking areas.

FPL was contacted again regarding street lights not operating.

6. NEW BUSINESS

Ashley Curtis outlined the problems with the Briar Bay Association and the reason for utilizing the possible elimination of Comcast Cable to balance its budget. There are many opinions as to what the action will be to correct the shortfall and all are invited to attend the Briar Bay meeting on November 11, 2008.

Speed bumps were discussed. Kenney Smith will have the information about options for next month's meeting.

Amending the association by-laws was evaluated reference allowing different types of screen doors. Management advised the legal requirements for noticing a meeting for rule revision etc. Kenney Smith is going to research the types of screen doors and a notice will be mailed to homeowner's scheduling the decision to be made at the January meeting.

7. OPEN FORUM

Question arose regarding the Briar Bay Association being bankrupt? Also it was asked the reason for the Briar Bay meeting scheduled for November 11, 2008 addressing the Comcast Cable predicament.

Resident requested the date the association's insurance policy becomes due. He stated he is in the insurance business and would like to propose a policy. He was instructed to contact management and the specs and dates would be provided.

A unit owner inquired as to why Sail Harbour denies Section 8 rental applications. It was advised the association does so within its legal rights to maintain the appearance and quality of the community.

8. ADJOURNMENT

There being no further business Michelle Riker adjourned the meeting at **7:55PM**.