

**SAIL HARBOUR HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING MINUTES
MONDAY, DECEMBER 13, 2010**

1) ESTABLISH QUORUM AND CERTIFY PROXIES

Board member attendance:

Michelle Riker, President-----Present
Ron Butera, Vice President -----Present
Ashlee Curtis, Treasurer -----Present
Kenny Smith, Director -----Absent

President Michelle Riker requested Bruce King of King's Management Services to chair the annual meeting.

Membership attendance (quorum) required to conduct business: 111 present in person or by proxy.

Those members in attendance were:

7 Members present in person
1 Members present by proxy
8 Total members present in person and by proxy

7:00 p.m. - Since a quorum did not exist, Mr. King informed those in attendance that no official business would be conducted but that the meeting would proceed for informational and discussion purposes only.

2) PROOF OF NOTICE OF MEETING

Management produced a copy of the Notice of Meeting showing that said Notice was mailed to the owners in accordance with the provisions of the Bylaws and applicable Florida Statutes.

3) READING AND DISPOSAL OF MINUTES

Bruce King stated that the minutes of the January 11, 2010 annual meeting shall stand as previously published.

4) NOMINATIONS AND ELECTION OF DIRECTORS

Due to the fact that a quorum was not present, no election was conducted. The current Board of Directors will remain in place until the next annual meeting.

5) BOARD AND COMMITTEE REPORTS

No Board or Committee Reports

6) UNFINISHED BUSINESS

No Unfinished Business.

7) NEW BUSINESS

No New Business

8) ADJOURNMENT:

There being no further discussion, Mr. King adjourned the meeting at 7:10PM.

**SAIL HARBOUR HOMEOWNERS ASSOCIATION, INC.
ANNUAL BOARD ORGANIZATIONAL
AND BUDGET MEETING MINUTES
MONDAY, DECEMBER 13, 2010**

1) ESTABLISH QUORUM AND CALL MEETING TO ORDER

Board Member Attendance:

Michelle Riker-----Present
Ron Butera -----Present
Ashlee Curtis -----Present
Kenny Smith-----Absent

Michelle Riker called the meeting to order at 7:12 p.m.

2. ELECTION OF OFFICERS

The following Board members were nominated and unanimously elected as the Officers of the Association:

- Michelle Riker, President
- Ron Butera, Vice President
- Ashlee Curtis, Secretary/Treasurer

3. 2011 BUDGET

The Board reviewed the following proposed 2011 Budget. The monthly maintenance fee is proposed to remain at \$60.00.

MOTION: It was moved by Ron Butera and seconded by Ashlee Curtis to approve the budget as presented. **VOTE:** Unanimous

	<u>2010 Budget</u>	<u>2011 Proposed Budget</u>
Ordinary Income/Expense		
Income		
Income		
Interest Income	600.00	600.00
Late Fee Income	8,000.00	8,000.00
Legal Fee Reimbursement	10,000.00	6,000.00
Maintenance Fees	218,460.00	200,586.00
Other Income	0.00	0.00
Reserve Income	19,860.00	37,734.00
Electric Rebate Income	0.00	0.00
Violation Correction Income	0.00	0.00
Total Income	<u>256,920.00</u>	<u>252,920.00</u>
Total Income	256,920.00	252,920.00
Expense		
Administrative Expense		
Accounting Fees	1,800.00	1,800.00
Banking Fees	1,800.00	998.02
Insurance	6,600.00	6,900.00
Legal & Professional Fees	20,000.00	12,000.00
Licenses, Fees & Taxes	100.00	90.00
Management Fees	33,147.66	34,141.98

Miscellaneous Expense	600.00	866.00
Office Expense	1,000.00	900.00
Web Site	250.00	240.00
Total Administrative Expense	65,297.66	57,936.00
Landscape Maintenance		
Irrigation Repairs	4,000.00	3,750.00
Landscape Extras & Replacement	20,280.00	12,000.00
Mowing and Trimming	110,000.00	110,000.00
Tree Trimming	10,000.00	12,000.00
Total Landscape Maintenance	144,280.00	137,750.00
Maintenance Expense		
General Maintenance & Repairs	9,342.34	6,000.00
Violation Correction Expense	0.00	0.00
Total Maintenance Expense	9,342.34	6,000.00
Security	0.00	6,000.00
Utilities		
Electric	8,000.00	7,500.00
Total Utilities	8,000.00	7,500.00
Bad Debt	0.00	0.00
Total Expense	226,920.00	215,186.00
Net Ordinary Income	30,000.00	37,734.00
Reserve Funding		
Hurricane	0.00	0.00
Painting	12,000.00	18,000.00
Road Overlay	8,000.00	8,000.00
Seal Coating	0.00	0.00
Budget Shortfall	10,000.00	11,734.00
Total Reserve Funding	30,000.00	37,734.00
Total Other Expense	30,000.00	37,734.00
Net Other Income	-30,000.00	-37,734.00
Net Income	0.00	0.00

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR ADAQUATE RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

4) NEW BUSINESS

Although the maintenance of the exterior of the units is the responsibility of each individual owner, the Board discussed the possibility of pressure washing all of the roofs at one time and to pay for it as part of the operating budget. Discussion followed. The Board had concerns over liability for damaged roof tiles, possible leaks in units and damaged plants from chemical run-off. After further discussion it was the majority opinion of the Board that the Association should not take on the responsibility of pressure cleaning the roofs and instead to have Management send out violation letters informing owners that they need to have their roofs cleaned.

The Board directed Management to obtain an estimate to mulch the common area islands and to forward the estimate to the Board for their later approval.

5) ADJOURNMENT

There being no further business the meeting was adjourned at 7:30p.m.