

**Summary – Master Association Board Minutes
January 26, 2009
By Barbara Maxim**

Gene Custer, Bob Long, Chuck Tebbetts, Barbara Maxim, Paul Marcin, Doug Roberts and David Monderer were present at the meeting along with Rod Middleton, representing management, and several interested owners. Upon motions duly made, seconded and carried the minutes of the Board of Directors meeting held December 15, 2008, and the minutes of the Attorney/Client Privileged Meeting held January 9, 2009, were approved.

Old Business: Mr. Custer summarized a meeting on January 22 with staff representatives of Lee County as well as Zoning Officer, Pam Houck, also from Lee County. Chester Young of Hans Wilson & Associates gave a power point presentation concerning lake bank and escarpment issues throughout the community as well as lake bathymetric survey data. The intent of the presentation was to acquaint Lee county officials with the nature and magnitude of these issues in our community. The next steps in the process were considered and it appears that the County intends to hold WCI responsible for actions required to bring lakes and lake banks to code. An Attorney/Client Privileged meeting of the Board will be held on January 29, 2009, to consider possible actions. WCI has apparently requested the Court in Delaware for leave to proceed with mediation on an unspecified case or cases. Directors were briefed on the processing of claims to the court in Delaware, being mindful of the February deadline for claims.

The Board reviewed a request for reimbursement by Mariposa Condominium for the costs relative to driveway repairs occasioned by an irrigation line break at Mariposa. The details of this matter and the chronology of events were reviewed and discussed; however, the reimbursement request was unanimously declined.

New Business: The Board considered a request on behalf of the Gulf Harbour Foundation for permission to install a banner and bulletin board signage regarding its upcoming fund-raising events. The Board considered possible locations and expressed some safety concerns regarding possible locations for same due to the proclivity of residents to speeding and at the same time reading banners. Mr. Custer will request a Foundation representative to meet with Messrs. Long and Captain Fischetti to review the optimal banner location that would minimize perceived safety concerns. Signage for the bulletin boards will be applied once wording is communicated to management.

Since Committee assignments had not been concluded following the recent annual meeting, without objection, the following assignments were made:

Landscape Committee – Barbara Maxim

Documents and Insurance Committee – Barbara Maxim

Lakes Committee – Chuck Tebbetts

Finance – Bob Long with Mr. Monderer as a Committee member

Security – Bob Long

ARC – Doug Roberts

Building Committee – Paul Marcin - Recommendations for a storage and parking location for staff and security vehicles will be made.

Communications Committee – David Monderer and Doug Roberts will liase with Bob Ostrom . to try to determine the optimal interface of all communication initiatives at GH and to make recommendations to the Board at the next meeting.

Committee Reports:

Finance: Bob Long reported on the Association's financial position as of the year-ending December 31, 2008, as well as the results from operations for the same period. He noted a satisfactory preliminary report which is subject to an audit that is presently underway. The Board also discussed outstanding annual dues and the collection process that is presently in place.

Security: Bob Long commented on recent events related to security matters including a number of recent accidents involving damage to community property.

Communications: No report.

Landscaping: Barbara Maxim indicated that she will try to schedule a meeting of this Committee next week to review and discuss summer plantings.

Insurance and Documents: Barbara Maxim noted the approval of the Covenant and Bylaw amendments at the Annual Meeting. These amendments will be recorded in County records by the Association's attorney.

Lakes Committee: Chuck Tebbetts advised that lake levels were down due to the lack of rain. He indicated a number of algae blooms were in evidence and commented on various equipment additions and reconfigurations at various lakes.

Architectural Review: Doug Roberts noted that various submittals had been reviewed and approved. Several minor revisions will be made by Management to the forms used for this purpose.

Owner Forum: Member questions and comments were received.

The next monthly meeting will be February 23, 2009 at 3:00 p.m. at the former Sales Center. There being no further business, the meeting was adjourned without objection.