

Summary: Master Association

Board Minutes

January 28, 2008

By Barbara Maxim

All seven Board members were present along with Rod Middleton and Sheila Ullmann representing management and approximately 15 owners. The minutes of the attorney client privileged meeting held January 7, 2008, and the minutes of the Directors meeting held January 15, 2008, were unanimously approved as presented.

Old Business: Gene Custer advised that he and Bob Long attended a meeting with WCI officials recently wherein the WCI representatives expressed a desire to work with the Association on mutually satisfactory solutions for outstanding matters at Gulf Harbour. Mr. Custer indicated that nothing was decided pending receipt of copies of the re-submittals by WCI to the County and the County's response to those re-submittals which is expected this week.

Mr. Custer addressed discussions with and proposals received from two Engineering/Survey local firms to perform bathymetric surveys of the Gulf Harbour lakes. After some discussion the Board voted to accept one of the proposals for surveys of 14 lakes.

Management provided a brief update on the fountain installation noting that conduit had been installed to carry high and low voltage power lines. FPL has not yet submitted invoicing for the transformer. Installation will be at least four weeks from now. Minor work remains outstanding. A landscape plan is in place once construction is completed.

New Business: Mr. Long reported that a formal agreement has been reached with the Club to pay a monthly fee for security services provided to the Club commencing January 4, 2008. The 2008 budget did not anticipate any revenue from Club security. The Board ratified the execution of the Club Security Agreement.

Committee Reports:

Finance: Mr. Long reported on the financial position of the Association as of the 12-month period ending Dec. 31, 2007.

Security: Mr. Long indicated that a new computer access module would be available for testing next week. A number of volunteers would be sought to test its operational efficiency with a view to establishing protocols for its use by residents in the near future.

Communications: Mr. Baldwin reported on the deliberations of his Committee in seeking to address protocols and procedures for the various communications channels at Gulf Harbour. He distributed a brief summary plan to all Directors. The Board ratified engaging the services of Lora Cox as Media Coordinator for the Soundings.

The GH website will be maintained and updated on an interim basis, pending long-term recommendations by the Communication Committee.

Landscaping: Ms. Maxim reported that one Committee meeting was held in January and another meeting is scheduled in February with the primary focus being budgetary considerations and plans for planting of annuals.

Insurance and Documents: No report at this time.

Annual Meeting: Next year's Annual Meeting will be at St. Columbkille Church on a date in early January to be determined.

Lakes Committee: Chuck Tebbetts noted receipt of correspondence from Palmas del Sol concerning maintenance of the Palmas lake. There have been problems with electricity at the Palmas gate that impacted the operation of the aerator in that lake. He noted that the issue related to FPL and was apparently being worked on by Palmas management.

Architectural Review: Doug Roberts will serve as Chair of the ARB and Gene Custer will coordinate a Committee meeting to facilitate introductions.

Owner Forum: Members present were invited to present their questions or concerns.

Some attendees noted that information about watering schedules and County regulations regarding same is either lacking or misunderstood. Mr. Custer advised that an updated schedule would be developed and posted on Channel 95 as well as in the Soundings. Communities where irrigation water is drawn from lakes were reminded of the one-day per week restriction on watering by Lee County.

The next Board meeting will be February 25, 2008, at 3 p.m. at the Sales Center.