

Summary: Master Association Board Minutes

October 27, 2008

By Barbara Maxim

Board members Gene Custer, Bob Long, Chuck Tebbetts, Barbara Maxim, Tim Baldwin, Doug Roberts and Paul Marcin were present along with Rod Middleton for management and approximately 25 owners. The meeting was called to order by President Custer with a quorum of Directors present and appropriate notice given and posted. The minutes of the Sept. 29, 2008 Board meeting and the Sept. 10, 2008, Attorney/Client meeting were approved.

Old Business: On Oct. 31 a meeting will be held on site at Gulf Harbour with County staff and engineers representing Gulf Harbour and WCI to review the nature of lake bank and escarpment problems at various lakes throughout our community. The Board will conduct an Attorney/Client meeting on Nov. 3, 2008, to seek feedback on the events of the Oct. 31 meeting.

The issues related to maintenance of the Shores spillway were summarized by President Custer. Master Association engineers will delineate the scope of the required remedial construction work and seek proposals from qualified contractors to correct the problems for consideration by the MA Board. Ed Weise, representing the Shores 1 Condominium, thanked the Board for its assistance.

Bob Long, Treasurer, briefly summarized the proposed 2009 operating budget noting plans to write off some overdue accounts receivable at the end of this year. Dues for 2009 will be \$1,043.00. The Board approved the proposed budget.

Committee Reports:

Finance: Bob Long reported on the Association's financial position and the results from operations as of September 30, 2008. Expenses are under budget for the first nine months of this year.

Security: Bob Long commented on reports of burglaries in neighboring communities and urged GH members to be alert concerning activities in their areas of GH. A second guard will be added as of Nov. 1 to assist with gate traffic control and community access as many of our residents return for the season.

Communications: Tim Baldwin outlined proposed plans for a dog show at Grande Cay on January 31 as part of the Relay for Life which was approved by the Board. The 2009 GH Directory is at the printers and will be available for distribution by each community Association in early December.

Landscaping: Barbara Maxim reported that mulching has been completed. The fall plantings will be installed in the coming weeks when the weather is cooler and as soon as we are assured of having the irrigation pumps available for watering the young plants. Preliminary work on the holiday decorations has also commenced.

Lakes Committee: Chuck Tebbetts reported on several equipment additions and relocations at various lakes including the addition of 2 new compressors and 12 diffusers and the relocation of 3 existing aerators.

Architectural Review: Doug Roberts advised that there have been relatively few ARB requests but noted two recent requests from Tamarind Cay.

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

Because of the Thanksgiving holiday the next meeting will be November 17, 2008, at 3:00 p.m. There being no further business, the meeting was adjourned.