

## **Summary: Master Association Board Minutes**

**October 26, 2009**

By Barbara Maxim

Chuck Tebbetts, David Monderer, Barbara Maxim, Doug Roberts, Bob Long and Paul Marcin were present at the Board meeting on October 26, 2009, along with Rod Middleton, representing Management and some interested owners. Gene Custer was not available. Upon motion by David Monderer, seconded by Doug Roberts the minutes of the Board of Directors meeting held May 18, 2009 and the Attorney-Client Privileged Meetings held June 2, June 23 and October 22, 2009 were approved as presented.

**Old Business:** Chuck Tebbetts provided a brief introduction regarding the status of WCI litigation. As soon as possible a meeting will be convened with 3 members of the M.A. Board and the various Association Presidents with a view to providing some detail on the status of issues and claims related to the lakes which the respective Presidents may then communicate to their constituents. A community-wide dialog may be held at the annual membership meeting in mid-January 2010. The Associations' Presidents meeting will be convened on November 18 at 4:00 P.M. at the former sales center. The Board further determined that a summary document will be distributed to the Presidents at the meeting as a means to try to avoid misunderstanding and interpretational risks. Chuck Tebbetts and Barbara Maxim will develop such an outline in conjunction with management and the outline will be reviewed for approval by the Master Association Board at its meeting on November 16, 2009.

The proposed amendment to the M.A. Declaration of Covenants Section 7.3 and ByLaws Section 8.3 was briefly summarized. The purpose of these changes is to facilitate action by the Master Association that will assist neighborhood Associations in enforcement of their respective covenants and specifically collection actions. These matters will be further considered at the annual membership meeting.

**New Business:** Bob Long briefly summarized the first draft of the proposed 2010 budget. A modest increase in annual dues may be required; however, this will be considered by the Board in further detail at its next meeting.

Management reviewed a formal request from Harbour Links Condominium Association to assist them in their efforts to mitigate possible liability by participating in funding remedial measures to fill in sink holes and add soil in areas landward of the seawall at Harbour Links. A discussion followed and it was determined that the Master Association will not approve this request.

David Monderer provided a status report on investigations relative to the possible replacement of the main pump equipment for the Master Association irrigation system. A Committee was appointed to investigate the irrigation pump system upgrades. Mr. Monderer will discuss this matter with all affected Association Presidents and ultimately present a proposal and recommendation on the result of same.

Edits required for the Gulf Harbour Directory were discussed. Seabreeze Communications will no longer be providing the publication at no cost to the Gulf Harbour community. The Board voted to not publish a 2010 directory; however, a one-page amendment to the existing Directory will be provided to all members at the annual meeting.

After some discussion the Board determined that it will not proceed with maintenance agreements for the generators at both gates.

A request from the Club to provide a maintenance conveyance from the Master Association of an area between the pump house to the bends at the south gate and another from the road to the fairway was considered. The goal of the Club is to provide selected defoliation and trimming of shrubs, trees and plantings along these areas. This matter will be investigated further and again considered by the Board.

The Annual Association meeting will be on January 12, 2010 at the Faith United Methodist Church.

A proposal from Palmas del Sol to assist in the funding of the Palmas del Sol Security fence was considered and previous discussions of this topic were reviewed. No formal request for financial assistance has been received and no action was taken at this time.

**Other Business:** The Board approved a request from Grande Cay Condominium Association for authorization to hold a cancer fund-raising Dog Show in January 2010 with media present.

The possible addition of colored light lenses on the fountain for the holiday season was considered and rejected.

**Committee Reports:**

**Finance and Security:** Treasurer Long reported on the Association's financial position as of September 30, 2009, and the results from operations for the same period. The Association continues to operate at a surplus to budget.

Members were reminded to precall guests and advise them that drivers' licenses are required for entrance to the community. Investigations are underway relative to repair and replacement of asphalt along areas of Vista River Drive and the million-dollar road and will be considered at a future meeting.

**Landscape Committee:** Barbara Maxim will obtain proposals to replace the two royal palms recently removed due to lightening damage. Seasonal plantings will be installed in early November. Plans are in place to alter plantings at the fountain by removing the flax lilies and replacing them with cocoplum and arbutus.

**Documents:** As previously noted Amendments to the Declaration and Bylaws will be considered at the annual meeting.

**Lakes Committee:** Chuck Tebbetts advised that a small fish kill occurred at the lake adjacent to the tennis courts. He briefly summarized efforts undertaken with a diver to clear a blockage at the outflow from the lake at hole #11 to the DOT lake adjacent to the Shores.

**ARB:** Doug Roberts reported as follows:

- A request for ARB approval for an installation on Old Millpond Court will be discussed with the owner in a few days.

- A demand letter will be conveyed to a resident on Harbour Yacht Court (Seaside) relative to the lack of proper lawn maintenance.

- Construction plans for a residence in Edgewater were denied due to the proposed roof pitch which is not in compliance with the Edgewater Design Review criteria.

The next Board meeting will be held on November 16, 2009, at 3:00 P.M. There being no further business, the meeting was adjourned without objection.

