

**Summary: Master Association Board Minutes
November 16, 2009**

By Barbara Maxim

Chuck Tebbetts, David Monderer, Barbara Maxim, Doug Roberts, Bob Long and Paul Marcin were present. Gene Custer was not available. Rod Middleton attended representing management along with some interested owners.

On motion duly made and seconded, the minutes of the Board of Directors meeting held October 26, 2009, and the Attorney Client Privileged meeting held October 29, 2009, were approved as presented.

Old Business: Chuck Tebbetts summarized plans to convene a meeting with GH Association Presidents on November 18 in order to provide them with some details on the status of issues and claims related to the lakes which the respective Presidents can then communicate to their constituents. A handout of a chronology and status of events was reviewed and approved by the Board and will be distributed to those in attendance at the Nov. 18 meeting.

New Business: Upon motion duly made, seconded and unanimously carried, the Board ratified the decision not to accept immediate transfer of the lakes from WCI as outlined by its legal counsel.

The proposed revised 2010 budget was briefly summarized and Messrs. Marcin and Monderer noted that they had reviewed the budget in detail at the management offices. Upon motion duly made, seconded and carried the 2010 budget was approved. The annual fee to the Master Association per member will remain the same as 2009; i.e., \$1,043.

The Board approved a request from Ruth Vaughan to utilize the GH bulletin boards to advertise for a GH Memorial Foundation charity event....Lets Light up Gulf Harbour which will be held the weekend of December 4.

Committee Reports:

Finance and Security: Treasurer Long reported briefly on the Association's financial position as of October 31, 2009, and the results from operations for the same period. The Association continues to operate at a surplus to budget. However, it was noted that some major expenses will occur before year-end.

Members were reminded to pre-call guests and to remind them that driver's licenses are required for entrance to the community. Bob Long noted that quotations are in process regarding repair and replacement of asphalt along areas of Vista River Drive and Harbour Links Drive which will be considered at a future meeting.

Communications: The Annual GH Directory will not be published this year due to prohibitive costs. Seabreeze Communications will no longer provide the publication free of charge.

The GH Annual Meeting will be held at Faith United Methodist Church in the Family Living Center, a part of the church facilities, on January 12, 2010, at 6:30 p.m.

Landscape Committee – Proposals are being sought to replace one of the two royal palms recently removed due to lightning damage. Seasonal plantings have been installed and also there are some new plantings (cocoplum and arbutus) at the fountain on Vista River Dr. The flax lilies removed from the fountain area are being planted in various places around the community.

Barbara Maxim reported that she met with Club representatives regarding plantings along the 8th golf hole tee box at the south side of Harbour Links Drive. The Club plans to remove some bushes and shrubs and will install royal palms which will improve visibility conditions for vehicles and will allow more sunlight for the grass to grow in that area..

Documents Committee: Amendments to the Declaration and Bylaws that will allow the Master Assoc. Board to assist neighborhood Associations in enforcement of their respective

covenants and collection actions when requested by these Associations to do so, will be considered by the full membership at the annual meeting.

Lakes Committee: Chuck Tebbetts reported on an algae bloom at the perimeter of the lake at Osprey Point which has been treated by Florida Aquatic. The addition of diffusers will be considered in order to assist in mitigating the algae. This will be taken up by the Lakes Committee.

ARB – Doug Roberts noted that a request for Master Association ARB approval from Rivers Edge II has been denied.

The next meeting will be held on December 14, 2009, at 3:00 PM.