

**Gulf Harbour Master Association Inc.**  
c/o D.G. Suitor & Associates Inc.  
15751 San Carlos Blvd., Ft. Myers, Fl.,33908

Minutes of the Board of Directors meeting held December 15, 2008 at 3:00 P.M. at the former Gulf Harbour sales center.

**Attendees:** Gene Custer, Bob Long, Chuck Tebbetts, Barbara Maxim, Doug Roberts and Tim Baldwin. Mr. Paul Marcin was not available. Rod Middleton attended representing management. Several interested owners also attended.

**Call to Order:** The meeting was called to order by President Custer with a quorum of Directors present and appropriate notice given and posted.

**Approval of Minutes:** On motion by Chuck Tebbetts, seconded by Doug Roberts, the minutes of the Board of Directors meeting held November 17, 2008 were approved as presented.

**Old Business:** Gene Custer commented that WCI had requested a meeting with Gulf Harbour representatives and that he and Bob Long met with Messrs. Rick Barber, Barry Ernst and Danville Leadbetter on November 18, 2008 at the Gulf Harbour Clubhouse. He advised that WCI indicated its intention to proceed with Development order amendments and anticipated making no remedial lake repairs. Gene Custer then noted the intention of the Master Association to seek a meeting with Commissioner Ray Judah and advised that Lee County protocols restrict that avenue to any interested party when Development order amendments or requests are in process, such as is the case here. Gene Custer announced that a meeting will be convened with County representatives on December 18 to facilitate an outline of Gulf Harbour's position on lakes, escarpments and lake banks and to also facilitate an exchange of information with the assistance of Gulf Harbour's engineering representative from Hans Wilson & Associates.

**New Business:** Management presented two proposals for spillway repairs at the Shores obtained by Hans Wilson Associates. On motion by Chuck Tebbetts, seconded by Gene Custer, the proposal from Florida Marine Construction at a cost of \$4,580.00 was unanimously accepted by the Directors.

Correspondence recently received from the Mariposa Condominium Association was reviewed and discussed. Two issues were outlined and reviewed relating to concerns relative to the north ficus bushes and an irrigation line break at Mariposa resulting in the apparent requirement to replace a driveway. The Board discussed the concerns expressed by Mariposa and by mutual consent, management was asked to draft a response for review by President Custer.

**Committee Reports:**

**Finance:** Mr. Long reported on the Association's financial position as of November 30, 2008 and the results from operations for the same period. He noted a continued surplus to budget for the 11-month period ending Nov. 30. Mr. Long also advised that at year end several write downs would be taken against owner accounts receivable and the receivable from Ronto Group relative to the pavers at the Shores circle. Mr. Long further advised that according to legal counsel's communication via email, one outstanding account receivable in excess of \$4,000 had been collected.

**Security:** Mr. Long commented on issues relating to owner guest lists and technical computer problems which are being addressed.

**Communications:** Communications Committee Chair Tim Baldwin announced that the volume of Soundings articles was such that it exceeded the capacity to publish. He indicated that in December alone, 32 articles had been submitted. He further noted that the GH Directories are expected very soon and had been delayed by complications with Seabreeze Communications.

Mr. Baldwin confirmed his decision not to continue as a Director and thanked the current and previous Board members for the opportunity and privilege to serve with them.

**Landscaping:** Barbara Maxim indicated that no specific report was necessary other than to note an area of grass at the Marina parking area along Harbour Landings Drive that was distressed. The prospect of adequate irrigation will be considered in terms of availability, adequacy and frequency.

**Insurance and Documents:** Ms. Maxim noted the pending Covenant and Bylaw amendment proposals to be voted on at the annual membership meeting on January 13, 2009. She stressed the importance of voting the proxy for submission at the annual meeting.

**Lakes Committee:** Chuck Tebbetts advised that a new compressor and some 6 diffusers have been added at lakes in Gulf Harbour. In response to a question from the floor relative to water input quality, he described the present process for on-going water quality sampling and testing.

**Architectural Review:** Doug Roberts reported that activity had picked up somewhat. Several recent requests, which were generic in nature and did not require a Committee meeting, have been reviewed and approved. He also commented briefly on his article for Soundings regarding Ganoderma and reiterated that the location of any trees that may be infected should be brought to the attention of the relevant management company representatives.

Gene Custer noted that each Committee Chair should be prepared to present a report on their Committee's activities at the Annual Meeting scheduled for January 13, 2009.

**Owner Forum:** Member questions and comments were received.

The next Board meeting will be January 26, 2009 at 3:00 PM.

There being no further business, the meeting was adjourned without objection.