

Summary: Master Association Board Minutes
December 14, 2009
By Barbara Maxim

Gene Custer, Chuck Tebbetts, David Monderer, Barbara Maxim, and Doug Roberts were present. Bob Long and Paul Marcin were not available. Rod Middleton attended representing management. A number of interested owners also attended.

On motion duly made and seconded the minutes of the Board of Directors meeting held November 16, 2009, were approved as presented.

Update on Lakes and Litigation: President Custer outlined recent developments with the SFWMD and referenced numerous meetings with County staff. He reviewed the video-conference meeting that took place last week with representatives of SFWMD from West Palm Beach wherein the background, history and status of the Gulf Harbour lakes were reviewed. SFWMD staff members were apprised of the apparent steps taken by WCI to transfer the GH lakes and other assets to a Delaware LLC as part of or in conjunction with the Bankruptcy plan that was ultimately approved by the bankruptcy court. He also noted that SFWMD had stated that citations had been issued to WCI regarding lake-bank deficiencies. Representatives from SFWMD, including their chief legal counsel, will visit Gulf Harbour later this week. Representatives of the Board, Management and Hans Wilson Assoc. will be present at that meeting.

New Business: Mr. Roberts provided a brief overview of the ARB decision to deny approval for a resident's screen enclosure at Rivers Edge 2. Management noted the receipt of the appeal of the ARB decision as received from legal counsel to the condo owner and reminded the Board that the appeal was timely received and was made as set out in the Master Association Declaration. After discussion and review of this matter, the appeal was denied. The Board's legal counsel will so advise counsel for the owners.

The annual meeting date, time and location were affirmed; i.e., January 12, 2010, at 6:30P.M. at the Faith United Methodist Church, Family Life Center.

Dave Monderer provided a brief report from the Irrigation Pump Committee noting that a more expansive plan to address every aspect of the existing system including supply, distribution, equipment and options, will be necessary. A draft outline of a master plan was provided to the members present. A detailed report will be presented to the Board mid-year 2010 which hopefully can be implemented sometime in 2011.

Committee Reports:

Finance and Security: Bob Long, Treasurer, was absent. No formal report offered. Doug Roberts commended Security personnel for their diligence in following a patterned activity within the community noting that their diligence resulted in some unsavory individuals being removed from Gulf Harbour.

The Board will consider a request from Palmas del Sol for a cost-sharing on the installation of the Security fence at Palmas del Sol when a more detailed request is made in writing.

Communications: Mr. Custer shared a report from Connie Petersen. All areas of communication seem to be working smoothly.

Landscape Committee – Barbara Maxim advised that research has taken place relative to abandoned water distribution pipes behind Tamarind Cay at Westport Drive which resulted from a specific request from a resident. County water plant staff has been contacted and were proceeding to investigate what was required to abandon the systems and remove the unsightly pipes. In the meantime, some landscaping to camouflage the unsightly area will be considered.

Documents Committee: Amendments to the Declaration and Bylaws, as previously presented to the Board, will be considered at the annual meeting.

Lakes Committee: Chuck Tebbetts reported on an algae bloom at the perimeter of the lake at Osprey Point and summarized a proposal from Florida Aquatics to add diffusers. Action was tabled pending receipt of formal approval of the Osprey Point Board of Directors for the proposed installation.

ARB: No formal report given. Doug Roberts did offer that discussions are still in process regarding the Marina/Club island bridge.

The next meeting will be January 25, 2010 at 3:00 P.M. There being no further business, the meeting was adjourned without objection.