

**Summary: Master Association Board Minutes
February 23, 2009
By Barbara Maxim**

Gene Custer, Bob Long, Chuck Tebbetts, Barbara Maxim, Paul Marcin, and Doug Roberts were present at the Board meeting on Feb. 23, 2009, along with Rod Middleton, representing management and several interested owners. On motions duly made, seconded and unanimously passed the minutes of the Board of Directors meeting held January 26, 2009 and the minutes of the Attorney/Client Privileged meeting held January 29, 2009 were approved as presented.

Old Business: Gene Custer provided a brief update on matters relating to WCI as follows: Messrs. Barry Ernst and Danville Leadbetter representing WCI, recently visited Gulf Harbour to review the condition of various lakes to confirm the actual lake locations as compared to their maps and surveys. WCI appears to be intent on proceeding with the PUD amendment and variance request. Management has been advised that WCI has made resubmittals to the County relative to the PUD variance request. However, the submittals were deemed to be deficient since they failed to address rip rap. It appears that Messrs. Ernst and Leadbetter were finalizing their most recent submittal to the County when visiting Gulf Harbour. The Association bankruptcy counsel has completed submittals of claims on behalf of Gulf Harbour pursuant to the court request and before the deadline date.

New Business: Remedial repairs at the Shores I spillway area were reviewed by Chester Young, engineer for the Master Association, and have been completed in accordance with his specifications.

Mr. Custer addressed the future of the Soundings publication. We have been unable to identify a GH resident willing to take on the Communications task. The primary responsibility in this position is editor for the Soundings. A number of prospective candidates have been approached. Director questions and comments were received and various options were considered. Bob Ostrom suggested that a joint Club and Master Association initiative be undertaken wherein staff/volunteers would be hired to perform various functions. Efforts will continue to try to identify an Editor for this publication.

The Board reviewed the proposal from Chester Young of Hans Wilson Associates to continue work on the issues with our lakes. Several amendments were suggested and will be reviewed with Mr. Young. Due to the history, experience and knowledge of the lakes at Gulf Harbour already obtained by Chester Young on work undertaken to date together with his excellent reputation in the County the Board determined that his firm was definitely the best vendor to handle the on-going projects with GH lakes.

Chuck Tebbetts reviewed a proposal from Florida Aquatic relative to relocation of a SHP system from lake 7 to lake 1 as a means of seeking to improve the water quality in lake 1. A representative of Rivers Edge 1 has suggested an alternate approach and supplier. Mr. Tebbetts has scheduled a meeting with that supplier tomorrow.

Barbara Maxim reported that the concerns raised by Rivers Edge 1 regarding perceived safety issues at the Rivers Edge Court/Westport Road intersection at the island adjacent to the south gate have been addressed in a manner that seems satisfactory to all.

Other Business: Gene Custer advised that he has received calls relative to rental clients who paid their rental obligations in advance of occupancy and who were caught in the "collection process" with transponders deactivated due to the failure of the owner to pay Master Association dues. Owners must be up-to-date with the payment of fees due the Master Association before rental contracts are approved.

Committee Reports:

Landscape Committee – Barbara Maxim has surveyed the community with a representative of Everyday Maintenance and noted several areas where planting replacements are

in order. However, new plantings are not advisable until rainy season at which time replacements will be installed.

Annual Meeting - Next year's annual meeting will be held on January 12, 2010 and will be held at St. Columkille Church if that facility is available.

Lakes Committee – Chuck Tebbetts indicated that his Committee had been invited to attend a seminar with Ernesto Delavega of the Hcyacinth Control District March 9, 2009.

Finance: Bob Long noted that collection of Accounts Receivable is progressing well and is much improved over recent years.

Security – Bob Long addressed outstanding fence repairs due to the tow truck incident at the Tamarind Cay area along the south fence line. Management will follow up on the status of the claim and the repairs required.

Architectural Control: – Doug Roberts noted receipt and approval of several requests primarily relating to shutter and screen installations.

Building Committee – Paul Marcin reported on his initial investigations regarding the possible location of a storage facility for security and maintenance vehicles. He conducted a community review with management and identified several possible locations. However, all have limitations or constraints. Management will seek possible arrangements at the Paramount where vehicle storage might be accommodated on a basis acceptable to all.

The next monthly meeting will be March 23, 2009 at 3:00 PM. There being no further business at this time, the meeting was adjourned without objection.