

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

**January 25, 2010**

By Barbara Maxim

Gene Custer, Chuck Tebbetts, David Monderer, Barbara Maxim, Doug Roberts, Bob Long and Dean Wilcoxon were present at the meeting along with Rod Middleton, representing management. Several interested owners also attended.

On motions duly made and seconded the minutes of the Board of Directors meeting held December 14, 2009, and the minutes of the Organizational meeting on January 12, 2010 were approved as presented.

**Old Business:** Gene Custer reviewed the recent correspondence conveyed to the Governor's office by our attorneys. The Board discussed possible next steps to seek action by governmental agencies. The Board's legal counsel will follow up with the appropriate governmental authorities. The deadline for appeals to the bankruptcy court is in late February so time is of the essence.

**New Business:** Management outlined refinements to the proposed Association Request for Assistance form and associated procedural protocols. Management was authorized and directed to act on neighborhood Association requests for assistance that are related to collection activities. All other requests shall be presented to the full Board of the Master Association for action at a duly constituted meeting. The request for assistance form will contain language that places the onus on the neighborhood Association to advise the Master Association when the neighborhood's request has been satisfied by the effected member.

**Other Business:** The Board approved a proposal to continue parking the Security cart, maintenance cart and Security vehicle in the Paramount garage for an agreed upon fee.

The Board approved a request from Grande Cay Recreation Association to post notices on the GH community bulletin boards regarding the Grande Cay charity dog show.

Management outlined proposed plans by Harbour Landings to paint the buildings in their complex in the Spring of this year. The proposed plan was summarized and a formal ARB request was delivered to ARB Chair, Dean Wilcoxon.

President Custer announced that all Directors will be invited to the GH Yacht Club Fleet Review on March 14, 2010, at 3:00 P.M.

### **Committee Reports**

**Finance and Security:** Treasurer Long reported on the Association's financial position as of November 30, 2009, and the preliminary reports for the year-ending December 31, 2009, as well as the results from operations for the same periods. The Association continues to operate at a surplus to budget. Collections were positive including some relating to bankruptcies and also a recovery of \$7,000.00 in past-due accounts.

Bob Long also noted that a new exit gate security camera has been installed at the north gate and a new computer has been purchased and installed at the Captain's office at the south gate.

Management brought up a request from a Seaside resident to waive the restrictions on motorized scooters/bikes to facilitate use of these scooters by his children within Gulf Harbour. The matter was discussed and by mutual consent of the Directors a waiver was denied.

Management reported that a vendor who services a number of properties which Gulf Harbour has requested a waiver of the driver's license scanning protocol for its employees. The Board denied this request.

**Communications:** Doug Roberts will reactivate the Communications Committee and noted that Connie Petersen and Bob Corley agreed to participate.

**Landscaping Committee:** Barbara Maxim advised that no action has been taken by the County on the vacated irrigation pipes adjacent to Tamarind Cay. In order to screen the

offending installation, Everyday Maintenance will place some appropriate plants in that area when weather conditions improve.

The Peppertree Point request to trim the ficus along Westport Drive across from Grande Cay was reviewed. Management will correspond with their representative and request that Peppertree Point repairs the fencing in that area and then the ficus will be trimmed.

**Documents Committee:** Amendments to the Declaration and Bylaws that were approved at the annual meeting have now been recorded.

**Lakes Committee:** Chuck Tebbetts reported on plans to convene a Lakes Committee meeting in February to address equipment installations and some new algae removal capabilities that are currently being used by Florida Aquatic.

**Irrigation Committee:** Dave Monderer noted that the Committee is awaiting a report from Setpoint Automation. Upon receipt, investigations and analysis will continue.

**Architectural Review:** Dean Wilcoxon advised that his Committee will address the Harbour Landings request to repaint their buildings with a new color scheme. He also expressed his intention to recruit additional members for his Committee.

The next meeting of the Board will be on February 22, 2010, at 3:00 P.M. There being no further business, the meeting was adjourned without objection.