

Summary: Master Association Board Minutes

March 23, 2009

By Barbara Maxim

Gene Custer, David Monderer, Chuck Tebbetts, Barbara Maxim, Paul Marcin, and Doug Roberts were present at the Board meeting on March 23, 2009, along with Rod Middleton, representing management, and several interested owners.

On motions duly made and seconded the minutes of the Board of Directors meeting held February 23, 2009, and the minutes of the Attorney Client Privileged meeting on March 6, 2009 were approved as presented.

Old Business: Gene Custer reported that the Association was recently notified by the bankruptcy court of the establishment of an Alternative Dispute Resolution mechanism providing, in essence, for mediation of disputes with creditors listed on the court order. Gulf Harbour is listed as one of the complainants subject to the mediation mechanism. The timing of such mediation is uncertain.

New Business: Connie Petersen has agreed to serve as Communications Committee Chair and this action was approved by the Board. Connie has already begun the interface with former Director, Tim Baldwin, in the oversight of the Soundings publication and will report to the Board through Gene Custer.

The lake bank and escarpment study will be undertaken by Hans Wilson Associates. Plans are in place to begin field work at Gulf Harbour this week.

Chuck Tebbetts, Lakes Committee Chair, reported that in response to a communication from Rivers Edge I his Committee did consider the possibility of using alternate suppliers and he met with representatives of Crystal Clear Fountains as suggested by Rivers Edge representatives. However, the Lakes Committee was not pleased with the proposal given by Crystal Clear.

Management outlined a communication received from Crescent Cove which requested the Master Association to issue a violation notice to a unit owner based on an incident described in said correspondence. This matter requires further consideration by the Board and will be considered at its next meeting.

Dave Monderer questioned the role of the Master Association in assisting member communities with respect to matters involving general enforcement actions and collections. Management advised that it has reached a preliminary understanding with legal counsel for the Master Association that the Master Association could assist its constituent member communities with collections but such an action will require an amendment to the Master Association governing documents and could be considered at the Master Association annual meeting scheduled for January 2010. The Board discussed the advisability of waiting that long to bring this topic before the general membership. This matter will be considered further at next month's meeting.

Committee Reports:

Landscape Committee – Barbara Maxim advised that she and Mary Brunemann, members of the Landscape Committee, reviewed plant replacement requirements for the McGregor Blvd. median and Vista River Drive. Summer plantings will be installed in May. In the future representatives of the Club will also be consulted regarding plantings with a view to coordination of plant material within the community and Club property.

M.A. Annual Meeting: Barbara Maxim advised that since St. Columbkille's is no longer available to us, she is exploring the possibility of scheduling next year's Annual Meeting at Faith United Methodist Church and will report on the results next month.

Lakes Committee – Chuck Tebbetts reported that he and members of his Committee attended a seminar with Ernesto Delavega of the Hycyacinth Control District on March 9, 2009.

Mr. Tebbetts reviewed a proposal from Florida Aquatics to relocate a 5HP system from lake 7 to lake 1 in order to try to improve water quality in lake 1. Mr. Tebbetts and the members of his

Committee will submit a comprehensive analysis of the lake aeration action plan for consideration by the Board at its April meeting.

Finance – In the absence of Treasurer Bob Long, management reported that collections are much improved over that of recent years. Association funds are now distributed among some eight banking institutions as a precaution against possible failure of a depository and being mindful of the \$250,000 limit in FDIC insurance.

Security – Management and Captain John Fischetti, head of Wackenhut's security team at Gulf Harbour, described changes recently implemented to the gate software and some of the issues relative to the pre-call system that arose from the upgrade.

Architectural Review – Doug Roberts noted nominal activity that required action by the Committee.

The next monthly meeting will be **April 27, 2009 at 3:00 PM.**

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