

Summary:
Master Association Board Minutes
April 28, 2008
By Barbara Maxim

Chuck Tebbetts, Barbara Maxim, Paul Marcin, Tim Baldwin and Doug Roberts were present at the Board meeting on April 28, 2008, along with Rod Middleton and Sheila Ullmann, representing management, and approximately 20 interested owners. In Gene Custer's absence the meeting was called to order by Vice President Tebbetts with a quorum of Directors present and appropriate notice given and posted. Upon motions duly made and seconded the minutes of the Attorney Client Privileged meeting held March 31, 2008 and the Board of Directors meeting held March 24, 2008 were approved as presented. Mr. Marcin dissented.

Old Business: There are no new updates on the WCI litigation and County submittals by WCI. It is the Board's understanding that any fining action regarding the County's lake citations issued to certain Gulf Harbour communities would be "stayed" pending receipt by the County of bathymetric surveys. The Association's legal counsel is attempting to confirm that posture.

Management briefly summarized the status of the fountain installation and the costs incurred to date. A proposal from Premier Pools to install a wind control mechanism was considered and tabled.

The contract proposal from Darby Engineering for survey and metes and bounds development for the Gulf Harbour tract was discussed and approved. The Darby Firm has already done a considerable amount of preliminary work that can be applied to this project.

The Hans Wilson firm has advised that completed bathymetric surveys of the GH lakes should be available in mid-May.

Management reported that the fence aspect of the north ficus project should be completed the first week of May and the installation of new ficus bushes will begin approximately May 7.

The north entry pavers and loops were replaced with minimal disruption. The Board approved cleaning and sealing of the entry area pavers.

New Business: Mr. Tebbetts commented on the lake bubbler at Grande Cay. Mike Gill (Grande Cay) indicated that the lake required further oxygenation. John Farrell of Florida Aquatics confirmed that azola has emanated in the Grande Cay lake but questioned the advisability of further oxygenation. Mr. Farrell described remedial actions taken to remedy the azola outbreak that included aggressive chemical treatments. He advised that any replanting in the lake, including littorals, should wait approximately one year. A proposal was considered to repair the Grande Cay compressor. However, Mr. Farrell noted that it would be advisable to purchase new equipment rather than to repair the existing compressor. In the interim he proposed that oxygen levels in the water be monitored. No further action was taken at this time.

Committee Reports:

Finance: In Bob Long's absence Mr. Tebbetts summarized the Treasurer's report. Expenditures are being monitored carefully. Delinquent accounts have decreased and measures are being taken to assure payment of MA dues by all owners. The MA is seeking guidance from counsel relative to stricter collection guidelines. Management will investigate moving some of the MA funds into accounts with several different financial institutions.

Landscaping: Spring mulching of MA plantings will be done on an as-needed basis and complete mulching of all MA plants, trees and shrubbery will be done in the Fall. The Board approved a contract for seasonal holiday decorations.

Communications: All Gulf Harbour media sources now carry communication relative to the dangers of bobcats and otters both of which have been cited at Gulf Harbour.

Lakes Committee: The MA will cooperate with all GH communities to arrive at a collective approach to lake remediation at Gulf Harbour. However, no further action will be taken until the completed bathymetric data is available.

Architectural Review: ARB requests are being processed upon receipt.

Owner Forum: Members present were invited to put forward questions or concerns but none were presented at this time.

The next Board meeting will be held on May 19, 2008, at 3 p.m. at the former Sales Center.

There being no further business, the meeting was adjourned at 4:25PM without objection.