

**Summary: Master Association Board Minutes  
May 18, 2009**

By Barbara Maxim

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

On motions duly made and seconded the minutes of the Board of Directors meeting held April 27, 2009, and the minutes of the Attorney-Client Privileged meeting held April 30, 2009, were approved as presented.

**Old Business:** Gene Custer provided a brief commentary on the status of the litigation against WCI indicating that the Association is awaiting the establishment of a date for mediation.

A proposed amendment to the Declaration and By-Laws that would facilitate action by the Master Association to assist neighborhood Associations in enforcement of their respective covenants and specifically collection actions was briefly summarized. These resolutions will be presented to the membership as part of the annual membership meeting proceedings in January 2010.

**New Business:** Mr. Michael Pohl (representing Longpond), expressed concerns relative to the identification of Longpond as a separate community Association both in the GH Directory and on the Association web site. He also commented on the methods used for screening admittance of renters by Security. Management assured Mr. Pohl that the web site would be updated and also outlined the process for development of the annual directory through Seabreeze Communications this coming fall.

Management advised that Chester Young of Hans Wilson Associates Inc. anticipated completion of his preliminary report on the condition of the lake banks and remedial actions for same by the end of May. An Attorney/Client meeting will be scheduled the week of June 1 to review his findings.

Management summarized meetings held this past week with various community representatives from the Master Association and the Club wherein the primary focus was irrigation and a severe shortage of water, both as a consequence of water plant delivery reductions and the lack of rain. Conservation measures were summarized.

A proposal to replace the DOT Gate was considered. An additional proposal will be obtained before action is taken.

**Committee Reports:**

**Finance and Security:** In Treasurer Long's absence, management reported on the Association financial position and results from operations as of April 30, 2009. A summary review of the P&L and line-item variances was given. It was noted that year-to-date the Association has operated under budget. Master funds in any banking institution will be kept within FDIC limitations.

**Communications:** David Monderer reminded members of the Hurricane Seminar on May 19. Connie Petersen advised that Seabreeze will no longer be funding the printing and binding of the GH Directories. This matter will be pursued further by Ms. Petersen.

**Landscape Committee** – Barbara Maxim reported that she has received a revised proposal from Everyday Maintenance for plantings and plant replacements in some areas of the McGregor median, the main entrances and parts of Vista River Drive and will proceed once regular seasonal rain occurs in early June. Efforts are also being made to coordinate the holiday decorations supplied by the Master and those supplied by the Club.

**Lakes Committee:** Chuck Tebbetts summarized previous plans to remove the volcano from Lake 7 and to relocate it to Lake 1 and to install a new Aqua Air system into lake 7. Electrical installation has been completed. Equipment should be installed in the coming week. He outlined the removal of bulrushes at certain lakes and reiterated plans to install littorals on a cost-sharing basis with the Club.

**ARB** – Doug Roberts noted receipt and blanket approval of railing installations at Grande Cay units predicated on Grande Cay Board approval on a case-by-case application.

Board Meetings will be scheduled during the June-September period on an as-needed basis. There being no further business, the meeting was adjourned without objection.