

Summary: Master Association Board Minutes
September 29, 2008
By Barbara Maxim

Gene Custer, Bob Long, Chuck Tebbetts, Barbara Maxim, Tim Baldwin and Doug Roberts were present at the Board Meeting on Sept. 29, 2008, along with Rod Middleton, representing management, and several interested owners. John Farrell of Florida Aquatic, Inc. attended the initial portion of the meeting. The meeting was called to order by President Custer with a quorum of Directors present and appropriate notice given and posted. Upon motion duly made and seconded the minutes of the Board meeting held June 23, 2008 and the Attorney/Client Privileged meetings on July 21, August 11 and August 25, 2008, were unanimously approved as presented.

Old Business: Gene Custer summarized the history and evolution of events and discussions involving WCI from turnover of the Association in August 2003 to date. He recounted events following the bankruptcy filing by WCI in August of 2008 and outlined the efforts and initiatives undertaken by the present Board during the course of the year and following the bankruptcy filing.

New Business: A membership communication concerning the Board's efforts to resolve open issues with WCI during the past nine months was approved by the Board and will be published in the Soundings and posted on the Association web site.

The Board ratified its decision made as a part of attorney/client deliberations authorizing the firm of Hans Wilson & Associates Inc. to perform additional engineering work over and above the original work connected with the bathymetric survey. The Board also authorized additional work by the Hans Wilson firm that includes a combination of field data work with information from Vanesse Daylor, WCI's engineering firm, site reviews with WCI and County engineering representatives and quantification of shoreline and escarpment remediation costs.

Canal-side landscape maintenance work at hole 13 was summarized by Doug Roberts and approved by the Board.

Bob Long outlined discussions with Wackenhut Corporation for the provision of security services through 2009 at a negotiated contract price which was approved by the Board.

Chuck Tebbetts recounted his understanding of the history and circumstances surrounding the spillway area at the Shores I including remediation work performed by Ronto Group several years previously. He also noted comments from the Master Association engineer relative to remedial work required at this time relative to matters causing erosion under the existing rip-rap. Management will seek guidance from Hans Wilson Associates about construction requirements and the cost of remedial work which will be considered at the October Board meeting.

The draft 2009 proposed operating and reserve budget for the Master Association was reviewed in detail and summarized by Treasurer Bob Long. Association dues for 2009 are anticipated to be approximately the same as last year. The budget will be formally adopted at the October meeting and the bills for 2009 Association dues will be sent to owners in November. Directors were encouraged to provide any additions or edits to this budget prior to the October meeting.

A discussion took place regarding instituting a non-resident Club member annual fee. The Board approved an amendment to the Master Association Rules & Regulations to facilitate levying a \$150 annual fee for non-resident Club members that would entitle them to one free transponder with additional transponders available for purchase.

Committee Reports:

Finance: Bob Long reported on the Association's financial position as of August 31 and the results from operations for the same period. He reminded members that Accounts Receivable remained a challenge given the increase in delinquencies and foreclosures.

Security: Bob Long reminded all present of the importance of utilizing the precall system.

Communications: Tim Baldwin, Communications Chair, advised that the Soundings will have a new masthead which includes the fountain. The GH Directory for the coming year is in print and will be available for distribution as soon as possible. He also commented on the prospective Club turnover and noted possible economies of scale that may accrue; i.e., the respective web sites for the Club and the Master Association.

Landscaping: Barbara Maxim reported that the fall plantings will include blue and neon violet geraniums and petunias and that new mulch will be spread. She offered to assist in coordination of weed whacking project on the canal side of the fencing along Griffin Road.

Insurance and Documents: No report

Lakes Committee: Committee member Rich Gregson outlined continued efforts concerning water quality measurements and indicated that phosphorus and nitrogen content in the lake water is at County standards. He also noted there are continued challenges with the chemical content of treated water inputs delivered from the County Water Treatment plant.

Architectural Review: Doug Roberts advised that ARB requests had been relatively few during the summer and noted the request from Shores III for building painting which was approved by the Committee.

Owner Forum: Members present were invited to share their questions or concerns. The next meeting will be held on October 27, 2008, at 3:00 PM. at the former Sales Ctr.

There being no further business, the meeting was adjourned at 4:35PM without objection.