

PRITCHARD ISLAND HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JANUARY 14, 2002

Meeting called to order at 6:15 P.M..

Members Present: Mr. Hendrickson, Mr. Morton, Mrs. Helmers, Mrs. Martin

Minutes of the 11/19/01 meeting were read by Mr. Morton. Mr. Morton moved to accept with changes noted; seconded by Mrs. Martin; passed.

Mr. Hendrickson stated that the concrete pillar will be fixed with the help of Jeff.

Since the handyman quit, Mr. Hendrickson has been doing repairs.

All water damage repairs have been made.

Ginger Smith of 854 sent a letter stating that she will no longer pay monthly dues until the repairs on the unit are done. Mr. Hendrickson met with her and showed her that the repairs had been done.

There was a complaint about Neat'N' Tidy. When the problem was brought to their attention, they agreed.

The second front entrance needs to look like the first entrance. The Board agreed and work will be started on this project.

The front entrance way and walls were pressure washed and will be painted @ \$10.00 per hour.

Mr. Morton had two concerns about Mr. Hendrickson doing the work. Mr. Hendrickson must have a handyman license and he must have insurance. There was a discussion on this matter. Mr. Morton has a subcontractor agreement that was drawn up by his attorney. All workers at Pritchard Island should sign to protect the Association. Mr. Morton made a motion that any & every person working must sign agreement and give proof of license; seconded by Mr. Hendrickson; passed.

Donatello in unit 932 had a problem from unit to outside and roto rooter was called in to do the work required. The Association reimbursed her for the \$95.00 cost as it was an Association problem.

Unit 926 should have a fine assessed. Does this need to go through the Violation Committee? Mr. Morton suggested that we check the history of fines imposed and who should enforce these violations. This will be tabled until more information can be obtained.

Legal situations update - City Council did pass plot approval for the center section on 1/8/02.

“Concerned Citizens” - attorney basically keeps trying to find reasons to carry on and on.

Mr. Morton asked Mr. Fitzpatrick for a court date. Developers right to put 28 units on the perimeter. Looks like we will to trail.

There being no further business to come before the Board, Mr. Hendrickson moved to adjourn; seconded by Mrs. Martin; passed unanimously.

Accepted

Date _____

PRITCHARD ISLAND HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MARCH 11, 2002

The meeting was called to order at 6:15 P.M.

The members present were Mr. Hendrickson, Mr. Morton and Mr. Martin. Mrs. Martin and Ms. Helmers were absent.

The minutes of the January 14, 2002 meeting were presented and read by Mr. Morton. Mr. Hendrickson moved to approve; seconded by Mr. Martin; passed.

Mr. Hendrickson opened the meeting to the floor. There were several questions which the Board answered.

When will the letters be installed at the entrance sign? Mr. Hendrickson stated they will be up within two weeks.

What is the purpose of the black edging? It was installed to keep the mulch from getting into the homes. It can be removed upon request.

If there is a problem with windows, who pays? This is an owner responsibility. However, the owner must request a change from the Board and must conform to the existing size of current windows.

Can the pest control company check the attic area? Mr. Morton stated that they should be checking the area. It is an owner responsibility no the Association. Discussion.

Mr. Hendrickson stated that the legal issue is still on going. The opposition continues to ask for information. Mr. Morton stated that he had an okay to build on interior area. He has a letter to build on the exterior by the concerned citizens. The only issue is the voting of his lots. Mr. Morton explained what was being built and where.

The dumpsters need to be moved. The city has stated either the association move them or they will. Mr. Morton suggests that the Association talk to the city and get the details. There is also a possibility of underground garbage cans. Mr. Hendrickson asked Mr. Morton to check on this issue with the city. Mr. Morton agreed to do so and report back to the Board.

There was a question on when the new dock will be built. Mr. Morton stated that it will be started as soon as possible.

One owner asked about a circular walkway. Mr. Morton stated that if there is room he would consider giving an easement for a "nature trail."

Mr. Hendrickson stated there were two requests by owners:

1. Unit 850 - vinyl windows on screen room - approved
2. Unit 848 - front door not painted - it was stated that none had been painted.

Mr. Hendrickson stated that the Association is still looking for a handyman.

The owner of Unit 882 wants to change windows. Discussion on this followed. They must conform and meet code. Mr. Hendrickson moved to approve; seconded by Mr. Martin; passed.

Mr. Hendrickson stated there was a potential preserved problem around the fire hydrant. Upon investigation the erosion around fire hydrant was the result of flushing the fire hydrant two times a week. There was a six-inch hole plugged up. It was caught in time. We have no access to six inch lines. We need to have better access if possible. Mr. Morton stated he has information on lines from the city. Mr. Hendrickson will check with the plumber to avoid future problems.

There being no further business to come before the Board, Mr. Morton moved to adjourn; seconded by Mr. Hendrickson; passed.

Accepted _____

Date _____

APRIL 2002 MINUTES MISSING

AS OF 11/14/18 (102)

PRITCHARD ISLAND HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MAY 13, 2002

The meeting was called to order at 6:25 P.M.

The members present were Mr. Hendrickson, Mr. Morton, Ms. Helmers and Mrs. Martin.

Mr. Morton read the minutes of the March 11, 2002 meeting. There were corrections noted. The minutes were approved by the Board with the noted corrections.

Mr. Hendrickson received a letter from the City of Inverness asking that the shrubs on the northeast entrance be removed. The shrubs were deemed a problem for motorists causing an unsafe intersection. The shrubs were removed.

A second letter was received regarding the dumpsters which must be removed. There was a lengthy discussion on this matter. Attorney Perrin wrote a letter to the county and extended the date by thirty days. The county does not want the dumpsters on the right of way as it is a liability for them. Mr. Morton volunteered to put pads on the other side of area to place the dumpsters. The second option would be in ground trash barrels. The floor was opened for discussion. There were questions on placement, can the cans be put on the right of way as the water meters are? A consensus of those present indicated that the preference would be trash cans (80% for and 20% against trash cans). Mr. Needham suggested that owners receive a notice with information on what is happening and also allow them to purchase additional cans if desired. It was asked if the association would consider keeping one dumpster for cardboard, etc. The answer was yes. Mr. Morton motioned that the Board either vote for moving the pads and dumpsters or purchase trash cans for each unit to be installed in the ground; The Board voted for the in ground trash cans at a cost of approximately \$150.00 per unit. There was a question from the floor on who would maintain the cans? The Board will look into this issue.

Mr. Hendrickson stated that Mr. Perrin is taking care of the late fee issue with Mr. Hass. He has thirty days to pay.

Mr. Hendrickson stated that violators will be given a verbal notice, if not corrected a phone call, if not corrected issue will be turned over to Mr. Perrin and a fine will be issued.

"No Trespassing" signs have been put up at the pool. Pool rules are published at the pool. Mr. Needham suggested that "No Trespassing" signs be put up at the tennis courts as well.

The pipe at the Donatello's unit was not installed properly and flow is going the wrong way.

The curb will be repaired but no date is set at this time.

The holes that are taped off will need to be filled up as soon as possible.

Page 2 - Pritchard Island
May 13, 2002

Mr. Hendrickson received a request to put out solar lights in the back of a unit. Discussion. Mr. Morton moved to allow the lights; seconded by Mrs. Helmers; passed unanimously.

Mr. Hendrickson also received a request for a satellite dish installation. In the past the Board has either turned it down or tabled the issue. The possibilities were discussed. Mr. Morton moved to accept the satellite installation based on research of location being found which would get proper reception; the motion passed with three for and one abstention.

Mr. Clemens questioned the legality of Board members Mr. Martin and Mrs. Helmers. This issue will be clarified by our attorney.

There being no further business to come before the Board the meeting was adjourned at 8:30 P.M.

Accepted _____

Date _____

Mr. Morton suggested that the mailboxes be grouped in the horseshoe as they would be less of a danger problem.

PRITCHARD ISLAND PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JUNE 10, 2002

Meeting was called to order at 6:20 P.M. Members present: Mr. Hendrickson, Mr. Morton, Mr. Martin and Mrs. Martin.

Mr. Martin read the minutes of the previous meeting. Mr. Morton moved to approve; seconded by Mrs. Martin; passed.

Mr. Hendrickson explained that he did not have all the answers on the trash cans at this time. The letters were sent out to all the owners. There have been some requests for a second trash can.

The pipe at Donatello's unit has been repaired.

The curb will be repaired at the end of the month.

Spigots out front have all been repaired.

Mr. Hendrickson received a letter regarding a satellite dish. There was a discussion on where to place them and possible problems. Mr. Hendrickson is trying to get a dish company to come out and give information on location, cost, etc. (See Attached)

There have been vandals at the pool area again. Mr. Morton suggests that a letter be sent to enforce removing pool access and that they will be responsible for any damages. Discussion. Mr. Morton will compose a letter and get the Board's approval at the next meeting.

There was a discussion on boats at the dock. Boats must be licensed. Mr. Morton suggests that he add boat issue to letter he will compose. The Board approved.

New Business

Mr. Morton would like to coordinate sub association with Pritchard Island. Mr. Morton will have his attorney draw up the paperwork. We need the rules and regulations of Gospel Island to interface with Pritchard Island. The new association will have the right to have a member on the Board. We may need to add members to the Board.

Mr. Morton requested that a A/R report be as of the current meeting.

Mr. Morton stated there was no new news on the law suit.

Mr. Morton gave an update on the new construction. He stated that the company that put all the dirt on the road has been contacted and it should not happen again. If there are any asphalt repairs needed the machine will be there and for someone to let him know.

There was a discussion regarding the use of pool, tennis courts, dock, etc. regarding the new associations.

There being no further business to come before the Board Mr. Morton moved to adjourn; seconded by Mr. Hendrickson; passed

Accepted: _____

Date: _____

June 7, 2002
924 Pritchard Island Road
Inverness, Florida 34450

Pritchard Island Homeowner's Association
Board of Directors
P.O. Box 1297
Inverness, Florida 34451-1297

Board Members :

After attending the May 13, 2002 board meeting and hearing the approval to allow Satellite Dishes to be attached to the Cupolas of each of our seven buildings, I still feel that this installation may cause the water integrity of the siding on the Cupalos to be compromised. Also, the cables from these dishes will be running across the roofs subjecting additional wear on the roof shingles everytime the wind blows.

There will be a possibility of two units in each of the seven buildings (total of 14 Units) that can experience property damage and that these units may not even want Satellite service. I believe that the Board should still look into putting the dishes at the end of the docks.

I wish this letter to be read into the June Meeting minutes. Being that I am an owner of three of these units, this letter is putting the Board of Directors on **NOTICE** for myself and the other 11 owners, that if any damage to these units (including personal property) is caused by this instillation of these Satellite Dishes will be solely the responsibility of the Association for the repairs and/or replacement of area/items damaged.

Sincerely,



Jay Needham

July 2002 minutes Missing

AS OF 11/14/18 (20)

August 16, 2002

Pritchard Island Resident

At the last Pritchard Island Homeowner's Association board meeting I was appointed President of the Association until the new board members are elected. I personally take this responsibility seriously and plan to carry out the duties of president to the best of my ability.

Some of the recent events taking place are:

1. A Pritchard Island Newsletter is forth coming.
2. Mr. Jim Morton has sent out a letter to homeowner's concerning recent reports of water damage to units from leaks in an attempt to locate all units with a problem. Mr. Scott Hendrickson has had numerous exterior walls resided in an attempt to correct these problems.
3. The in ground garbage cans are still being worked on and will be coming in the near future. The locations can be seen by the white spray painted dots around the grass islands in the parking lot areas.
4. The mailboxes are being moved from where they are currently located to an area across the road marked by two long white stripes.
5. Mr. Scott Hendrickson is still overseeing the maintenance work here at Pritchard Island and is continuing with the projects that he is currently working on. His phone number is 352-860-2705.

I have been approached by some of the residents concerning problems with their homes. Mr. Scott Hendrickson was already addressing some of these problems. Due to the vast number of residents (owners and renters) and several new owners to Pritchard Island, I would like to request that if there are ANY PROBLEMS, CONCERNS or QUESTIONS concerning Pritchard Island that you please contact me at:

352-860-1784 (home)
352-212-9321 (cell)
wayne911@atlantic.net (email)
898 Pritchard Island (residence)

WAYNE MARTIN

PRITCHARD ISLAND HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

AUGUST 12, 2002

Meeting was called to order at 6:30 P.M.

Members Present: Mr. Hendrickson, Mr. Martin, Mrs. Martin and Mr. Morton

The minutes of the June 10, 2002 meeting were read by Mr. Morton; Mr. Hendrickson moved to accept as read; seconded by Mr. Martin; passed unanimously.

Mr. Hendrickson reported that the siding is being repaired. The roofs were not the problem causing the leaking, it was the siding. The vapor barrier was not working properly as it was not installed correctly. There are still some ceiling repairs to be completed. Mr. Morton asked if there was any warranty on the siding installation, Mr. Hendrickson stated there was not. Mr. Hendrickson read a letter from Keith at Windows and Siding Unlimited, Inc. This letter states the problems they found upon inspection. They only guarantee the areas repaired. Discussion. Mr. Morton stated that there are problems as mold could develop. If we would need to replace all siding it would possibly require a special assessment for all owners. Mr. Morton suggests that we consult another contractor and/or engineering company to give us their opinion and a bid. We need to keep up repairs as needed until we have all the information to look for the most cost effective solution. Mr. Morton feels that all buildings need to be checked. A problem exists with units where no one is living at this time. Mr. Morton volunteered to call all unit owners involved if provided with a list and whatever phone numbers we do have at this time.

Mr. Hendrickson stated that he is still checking on prices for the trash cans. The dumpsters will be eliminated. Mail boxes will be moved. If the trash cans need replacing it will be the responsibility of the owner. At this time Cox's Lumber has them and there are also some other places that carry them. The Board will inform owners where to get them at the best price. The post office is moving the mail boxes and the Association has no control over where they are placed. On the asphalt the dashes indicate mail boxes and the dots indicate trash cans.

The problem at building C has been repaired and the causes were the roots underground.

Mr. Manning submitted a bill for replacement of the carpeting in his unit for \$189.28. According to the documents the Association is not responsible. Discussion followed. Mr. Morton suggested that this issue be tabled until the next meeting and give the Board time to research the issue; seconded by Mr. Hendrickson; passed unanimously. Mr. Morton suggests that we check with Don's Plumbing as he should have insurance that may cover this. There was further discussion on the exterior vs. the exterior plumbing and who is responsible. Mr. Morton thanked Mr. Manning for his patience and understanding. Mr. Hendrickson will talk to Mr. Perrin on this and report back to the Board.

The lanai of 840 needs leaks repaired and gutters. Jeff does the gutters twice a year, but sometimes it's the leaders and not the gutters.

Tobin and Gillen units have a bad drainage problem. The sidewalk is pitched the wrong way and drains are not working properly. There is no cost estimate as yet, however it must be repaired as soon as possible. Discussion followed. Mr. Morton motioned that the repairs be made; seconded by Mr. Martin; passed unanimously.

There was a request for a propane tank installation which was denied.

Mr. Sleeth questioned why Mr. Hendrickson was still a member of the Board as he no longer owns property in Pritchard Island? Mr. Morton has the right to appointment a member of the Board to represent the developer. A lengthy discussion followed. It was suggested that since Mr. Hendrickson is no longer an owner he should not be president. Wayne Martin was asked if he would assume the position. He agreed. Mr. Hendrickson will stay on the Board to assist them until the next election per a motion Mr. Martin; seconded by Mrs. Martin; passed.

There was a motion to cut down a tree per Mr. Clemens request; by Mr. Hendrickson; seconded by Mr. Morton; passed unanimously.

Mrs. Helmers has missed three Board meetings and per documents should no longer be on the Board.

Mr. Morton stated that there have been six homes sold to date.

Mr. Morton motioned to have Elizabeth be chairman of the Welcome and Newsletter Committee; seconded by Mr. Martin; passed. Mr. Hendrickson stated that everyone should give Elizabeth as much help as they can.

There being no further business to come before the Board; Mr. Morton moved to adjourn; seconded by Mr. Martin; passed unanimously.

Accepted _____

Date _____

**PRITCHARD ISLAND
HOMEOWNER'S ASSOCIATION**

PO BOX 1297
INVERNESS FL 34451-1297

WAYNE & HOLLY MARTIN
898 PRITCHARD ISLAND RD
INVERNESS, FL 34450-3573

August 13, 2002

Re: Pritchard Island water damage

Dear Pritchard Island Homeowner:

At the August 12, 2002 Pritchard Island Board of Directors meeting President Scott Hendrickson reported that due to heavy rains there have been reports of water damage to homes.

Apparently, the major culprit has been the vinyl siding, (which has been leaking due to improper installation), however, the board members felt it important to have everyone inspect their homes and report any water damage as soon as possible. This request is being made so that the exterior problems can be taken care of to prevent any more interior problems. We are especially concerned about the homes that are currently not occupied. If a neighbor, relative or friend has a key and permission to enter, a vacant home please inspect it as soon as possible.

In the event any damage is detected, please report it to Scott Hendrickson immediately. His telephone number is (352) 860-2705.

Your help in this matter is greatly appreciated.

Sincerely,



Jim Morton

PRITCHARD ISLAND HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
AUGUST 29, 2002

Meeting was called to order at 6:20 PM.

Members Present: Mr. Morton, Ms. Hellmers, Mrs. Martin and Mr. Martin.

Mr. Morton advised that Ms. Hellmers as a Director had missed 3 meetings and an automatic ascension of a board member unless an excused absence. Mr. Morton talked with Ms. Hellmers and her mother had been sick and down. Discussion followed. Mr. Morton made a motion to reinstate Maxine to the board and that one of the absences was an excused absence. Seconded by Mrs. Martin; passed unanimously.

Mr. Morton reported that one of the homeowners had a technical point regarding Mr. Martin being on the deed to the property and a further inquiry found that Mr. Martin was not on the deed to the property, only Mrs. Martin. Mr. Martin was not a member of our Board in good standing and so the Board Meeting of August 12, 2002 could be called into question. It was confirmed that Mr. Martin is now on the deed and a member in good standing. Mr. Morton stated that we need to ratify the last meeting so that we are sure that everything we did was not in question and in legal standing. Mr. Morton then read the minutes of the August 12, 2002 meeting. A correction was noted in the minutes – that Mr. Morton volunteered to write (not call) all unit owners involved in regards to the leaks. A discussion then followed regarding Scott being on the Board and was tabled at this time. Mr. Morton asked that all those in favor of ratifying the minutes of the August 12, 2002 meeting. Unanimously passed. Mr. Morton asked Mr. Martin if he would accept the nomination to the Board. He agreed. Seconded by Ms. Hellmers; passed unanimously. Mr. Morton nominated Mr. Martin as President. Mr. Martin accepted the nomination. Passed unanimously.

Meeting turned over to Mr. Martin. Mr. Martin stated that we need to update signature cards for the bank. Mrs. Martin then made a motion that Scott Hendrickson and Jay Needham are taken off the account and Wayne Martin-President, Maxine Hellmers-Treasurer and Holly Martin-Secretary is on the account. Discussion followed regarding signing the checks and having 2 signatures. Motion passed unanimously. Mr. Morton made a motion that there be 2 signatures on all checks and that any amounts over \$500. have to be brought before the board, if it is an unbudgeted item. Discussion followed. Seconded by Mrs. Martin; passed unambiguously.

Mr. Martin reported that another building will be sided and that \$5,000. has already been put down on it. He will look at all the building with the contractors on Wednesday. He has had several leaks reported. Also that the roofer will be here also to check buildings. Discussion followed. Mr. Morton made a motion that since Mr. Martin

PRITCHARD ISLAND HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
SEPTEMBER 9, 2002

The meeting was called to order at 6:15 P.M.

Members Present: Mr. Martin, Mrs. Martin, Mrs. Helmers and Mr. Morton

The minutes of the August 29, 2002 meeting were presented for approval; Mr. Morton moved to approve; seconded by Mrs. Martin/ passed.

Re-Siding - Mr. Martin stated that if we can't get the color we need, we will use white. The blue and green buildings are in the worst shape. C, E and B are in fair shape. There is one bad area, and the siding has been ordered and the leak will be repaired.

There will be a 10 year warranty on roofs and the new roofer will repair under warranty. Mr. Morton suggested that colors could be addressed at the Annual Meeting. Add questionnaires to meeting mailing.

Trash Cans - We have found trash cans for \$85.00. This is a 33% savings from the original quote gotten. We should be moving on this by the end of week.

Mr. Clemens requested an additional window in his unit. He was asked for a drawing. This request is tabled until next meeting.

Mr. Martin stated he is trying to have a meeting with Mr. Hendrickson to go over prior issues. He will do this as soon as possible.

Mr. Martin stated that the prior repairman is interested in doing repairs. He would have to obtain a license or equivalent as the Board must be protected. He would be paid as a subcontractor.

Old Business

Mr. Morton stated that the Board needs another member. Mr. Martin asked Mr. Clemens if he would consider filling in the vacant position until the next election. Mr. Clemens agreed. Mr. Martin moved that Mr. Clemens is appointed to the Board to fill the vacant position until the next election; seconded by Mrs. Martin; passed unanimously.

New Business

Mr. Morton stated that Building J will have a light post in the middle of the driveway as the road is not in the correct location. He requested permission to reposition the building (see attached) to solve the problem. Discussion. Mr. Martin motioned to allow Mr. Morton to reposition the building per the drawing provided he pay all costs incurred by the change; seconded by Mrs.

Martin; passed unanimously. If there is any legality problem, he will report back to the Board.

Mr. Morton welcomed all new residents to the area.

What is the status of the mailboxes? The post office is waiting for new boxes.

There was a discussion of the nomination and voting procedures as well as the Annual Meeting requirements.

Mr. Martin received a request for decorative painting over a current sidewalk. Discussion. A motion was made by Mrs. Helmers to give permission; seconded by Mrs. Martin; passed unanimously.

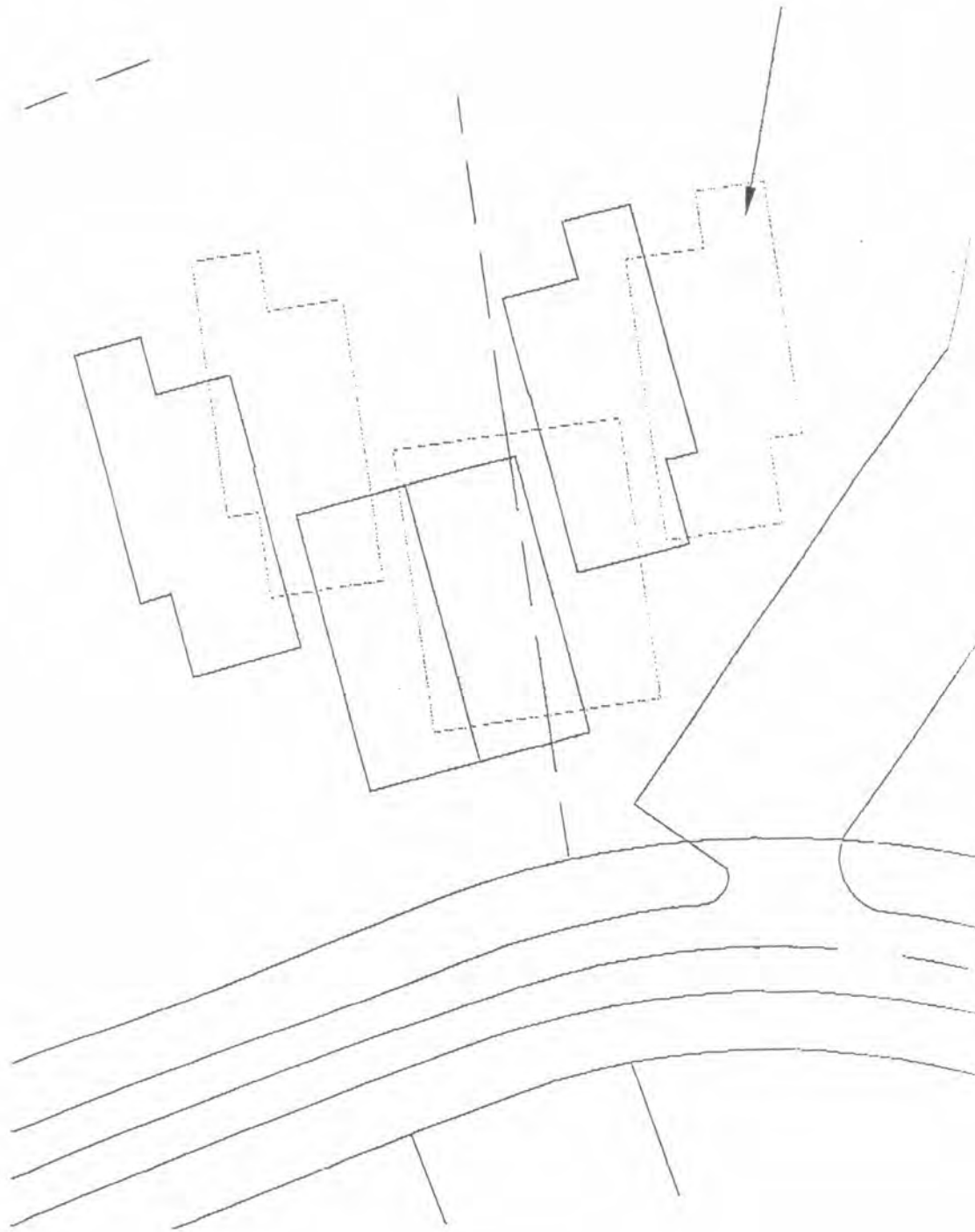
It was noted that the dock slips need to be numbered and assignments made for owners. Boats must be registered with the Association. Further discussion. It was also noted that if owners are not using slips or no longer have boats that their spots should be made available to others. This will be addressed at the next meeting after further information is obtained.

There being no further business to come before the Board, Mr. Martin moved to adjourn; seconded by Mrs. Helmers; passed unanimously.

Accepted _____

Date _____

ORIGINAL POSITION



PRITCHARD ISLAND HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
NOVEMBER 14, 2002

The meeting was called to order with all members present.

Election of officers for 2003:

Mr. Morton nominated Mr. Martin for President; seconded by Holly Martin; Mr. Martin accepted the nomination; passed unanimously.

Mrs. Helmers nominated Mr. Rose for Vice-President; seconded by Mr. Morton; Mr. Rose accepted the nomination; passed unanimously.

Mr. Morton nominated Mrs. Martin for Secretary; seconded by Mr. Rose; Mrs. Martin accepted the nomination; passed unanimously.

Mr. Martin nominated Mrs. Helmers for Treasurer; seconded by Mr. Morton; Mrs. Helmers accepted the nomination; passed unanimously.

The minutes of the October 14, 2002 meeting were read by Mr. Morton; Mrs. Martin moved to accept; seconded by Mr. Morton; passed.

Mr. Sleeth noted that the documents state dumpsters and must be changed to garbage cans. This will be corrected.

Mr. Martin stated that the subcontractors used will be at the same price for the same services in 2003. He suggested that the Board accept all the contracts. Mr. Morton asked if any other bids had been received. Mr. Martin said there had not been any other bids. The contractors are: Joseph & Company, Citrus Pools, J.D. Smith and Neat'N'Tidy. Discussion. It was decided that the Board will try to obtain other bids before accepting the ones they have.

Old Business

- A. Ants - J.D. Smith will take care of this problem and re-spray as needed.
- B. Paving repairs - called venders and only had one show up for an estimate. Never received the estimate. Will keep trying.
- C. Relocation of Water and Sewer Line from Pool House - called plumber and he never showed up.
- D. Determination on proposed movement of footprint - any movement of common ground needs vote of membership.
- E. Repair of an entrance step at 834 - step cracked and needs repairs but can't get anyone to come and do the work. Mr. Morton stated that he could get someone to do the work.

F. We are still seeking a Maintenance Man. If you know of anyone, please let Board know.

G. Landscaping - Bldg. C area will be taken care of in the spring.

H. Lakefront tree trimming in progress at this time.

New Business

A. Violation Committee - letter will go out to unapproved renter.

B. Foreclosure Proceedings - Mr. Perrin will take action on owners past due.

C. In ground garbage cans and curbing - some of the cans are not properly placed and are being damaged. Discussion. A possible answer is curbing. Discussion. Mr. Martin moved to go ahead with the concrete curbing at \$1.85 per foot at a cost of approximately \$1060.00; seconded by Mrs. Helmers; passed.

There have been several complaints about the pool area not being maintained properly. The Board will look into getting another person to do the cleaning and upkeep of the pool area.

Financial Update - given at budget meeting by Mr. Sleeth.

The next meeting will be on December 9, 2002 at 6:15 P.M.

Mrs. Martin reminded everyone of the Holiday Fest on Saturday at the pool area.

There being no further business to come before the Board the meeting was adjourned.

Submitted by _____
Holly Martin, Secretary



Pritchard Island

PRITCHARD ISLAND HOMEOWNERS'
ASSOCIATION, INC.
P.O. BOX 1297 Inverness, Florida 34451

November 18, 2002

Dear Pritchard Island Unit Owners:

Your Board of Directors announces the assessment effective January 1, 2003 for each unit will be \$1440.00 per annum which you may pay \$120.00 on a monthly basis. We will remind you that monthly assessments are due on the first of the month for the month in which the assessment is being paid.

Commencing with your January 1, 2003 payment send all assessment checks to:
Pritchard Island Homeowners' Association
P.O. Box 1297
Inverness, FL 34451

This communication serves as your bill for 2003. It is the unit owner's responsibility to pay on time.

At the Annual Meeting, results of the election for your Board of Directors was announced. The following were elected:

Wayne Martin
Ralph Rose
Maxine Hellmers
Holly Martin
Jim Morton

Your Board of Directors at their regular November Board meeting which was held right after the Annual Meeting elected the following officers for the year 2003:

Wayne Martin, President
Ralph Rose, Vice-President
Maxine Hellmers - Treasurer
Holly Martin - Secretary
Jim Morton - Board Member

On behalf of the Board of Directors of the Pritchard Island Homeowners' Association.

Wayne Martin, President