

Pritchard Island Homeowners' Association
Minutes
January 10, 2005

The PIHO Association meeting was called to order by President John Manning at 6:10pm. Roll call: John Manning, Dana Sutter, Maxine Helmers and Gus Migdad.

The minutes from the last meeting were read by John Manning. Corrections to the minutes were as follows: As regarding Stypes Pest Control, statement to read "... for ongoing treatments of \$1050.00." After corrections were noted the minutes were approved by the board.

Old Business

Patios- John Manning and Tom McCombs will revise the regulations and rules regarding the construction and maintaining of patios. This revision will include matters pertaining to approved materials, sizes, safety and levelness. The revised draft will be presented to the board for approval.

Bob Clements reported that the utility box next to the pool is now closed and locked.

Signs-The board will review for approval verbiage on new signs for the pool, docks and tennis court at the next meeting.

Pier repairs-It was decided that after Edgar Bichardo presents his results for repairing the piers that repairs should go in order of piers in most need of repairs first and repair them in order of needs.

New Business

Financial-John gave a financial report. Our assets are in the green. Our reserves are being used as intended and are adequate to cover our expenses. Aging reports will be made available to each board member. John asked that Gus Migdad, Vice-President, be added to the bank accounts as another signee. Board approved this request.

RecordsMeeting Structure-John reported a glitch in the plans to build this structure on Gospel Island next to the tennis courts. There is some dissention on the part of some Gospel Island homeowners that is delaying this plan. Another meeting is planned to either work this problem out or build the structure in another location that would omit Gospel Island from the plan.

Insurance-John has met with Allstate Insurance regarding policies for building facilities, accident policies and board member liability. He will work with Pritchard Island II to determine the feasibility of a writer to current policy to cover their errors and omissions. He will give us a more detailed report at the next meeting.

Neat & Tidy has submitted their certificate of liability for \$500,000.00 per accident and \$500,000.00 for disease. Board accepted this certificate.

Violations-Jo Ann Gillen and Wayne and Holly Martin will meet to study the list of current violations. Jo Ann will draft a letter of notice and intent to be sent to violators which will be submitted to the board for approval.

Gutters and drain spouts-John Manning will meet with Neat and Tidy owner to reiterate that they will clean gutters and drain spouts regularly and the association will pay for any needed gutter or drain parts or repairs.

Repairs- Board members want all condo owners to understand that repair needs that fall under the associations' responsibilities must be sent to the association in writing. Please send these requests, with details, to PIHO Association 898 Pritchard Island Road Inverness, Fl. 34450.

Roof repairs- John Manning reported that all roof damages resulting from the hurricanes have been completed and that interior repairs resulting from these storms may begin. Dana Sutter reported that she did not believe her roof and possibly some others have been repaired. If your roof was damaged due to the storms and hasn't been repaired, please drop the board a note in the mail regarding this oversight.

Interior repairs-Barry McCombs and Gus Migdad will begin assessing interior damages right away. Please be advised that the association is only responsible for damages directly resulting from the recent hurricanes. Should any unrelated repairs be necessary, please contact another source to make those repairs and understand the additional financial responsibility is the owner's.

Pool service- Dana Sutter reported on her efforts to retain a different pool service. After carefully investigating local options, she recommended E&L Pool and Spa. Gus Migdad also recommends this company. They made several excellent recommendations for more consistent and reliable service. Their fee is less than Citrus Pool. Board asked Dana to get a contract from E&L not only specifying what they will do and when they will do it, but what they will not do.

Bulkheads and retaining walls-It was noted that repairs to the bulkheads/retaining walls between the lanais and the lake are in serious need of repairs. Gus Migdad will investigate companies that do this type of work, gather some estimates and report at the next meeting.

Miscellaneous-John asked each board member if there was any more new business before the meeting adjourned. Maxine Helmers reported that unit # 862 has complained of low water pressure. Bob Clements and Gus Migdad explained a system for regulating water pressure was added to each unit years ago. Bob and Gus will assist in this problem. Gus will contact Grant Plumbing to check out the problem.

Other new business included asking Century 21 to remove all their signs from the entrances. There was some discussion about homeowners on Pritchard Island II putting for sale and for rent signs in their windows which is a violation to the covenant.

Dana Sutter will contact the state department to obtain a new Homeowners' Association Rules and Regulations book.

As there was no more business, the meeting adjourned at 7:55pm. The next meeting will be *March 14*, 2005 at 6:00pm.

Submitted by:
Harriet McCombs
Scribe

FEBRUARY 2005 MINUTES MISSING

AS OF 11/14/2018 ~~RE~~

April 2. Landscaping
Board - Present And Accounted for +
5 Residents

Additional Garbage Cans
to be offered.

Vinyl Fence ??

needs bids } Curbing 2.40 per foot
of concrete } Approved 1000 ft.
curbs. R. sidewalk curbs. as needed

Wayne + Holly Have
illegal Jeep parked in
Guest parking in excess
of 14N.

Rhonda Brown Landscaper
Approved 1500.00 start
money to be delivered
Thurs April 7 At 6.00
where we will meet
with Landscaper To finalise

Discuss Sharing Landscaping
with P.I. + G.I.
Sharing expences for
Beautification

Motion Approved For
Landscaping
+
Curbing

Screen repair Letter
to Be sent. out.

Association to send letter
Not responsible for
Inside repair After
This One time Repair

Broken Chairs At Pool Discussed

need a plumber
to install automatic
shut off faucets

Water in Pool House Left On

Lights in Pool Left On

Jim Thompson - 637 2336

Roof Leak is Sky Light at
920 Don Qualls

834, ~~Illegal~~ Parked Trailer

Pool Filtration System needs Lock

Dana - Need Pool Contract

Gospel Island Hasn't paid Maintan

OK Berry McCombs No Occupational Lis

Pritchard Island Homeowners' Association Minutes
March 14, 2005

John Manning called the meeting to order at 7:00pm. Members present were Dana Sutter, Karen Elzinga, Maxine Hellmers and John Manning.

The minutes from the last meeting were read by John Manning. Motion to accept the minutes made by Karen Elzinga and seconded by Dana Sutter.

Old Business

Barry McCombs has submitted the costs to repair the interiors of 5 units: #'s 862, 872, 878, 886 and 908. The costs will be a total of \$1025.00. Motion to accept by Dana Sutter and seconded by Karen Elzinga.

John reported that Marlin Marine gave him an estimate of \$25,000.00 to repair the retaining wall. Since this is considered by John as well as the board to be extreme it was decided to get Andy Hendrix to give us another bid.

The water pressure problem in unit #862 has been repaired.

An agreement was signed by the three association presidents on our island to begin construction of the records building. The construction is expected to begin before May 1st. The purpose of the building is to house records for all three associations. The volume of paper work has become and will continue to become unwieldy. Future board members will reap the benefits of a centralized records facility. Please see attached drawing of said building.

All roofs have been repaired. Future leaks should be reported to a board member.

New Business

A legal release form will be utilized between the association and homeowners taking advantage of the offer to repair interior damages caused by Hurricane Ivan. Homeowners must agree to signing the release form before repairs begin. Motion to accept by Karen Elzinga and seconded by Maxine Hellmers.

John presented a new aging report that lists all 56 units.

A lien will be placed against Jill Carvalho of unit # 860 for delinquent fees in an amount of not less than \$1115.00. Maxine Hellmers will move forward on this action.

The revenue budget for 2005 is \$8,800.80 per month. Our checking and reserve accounts are maintained by the accounting office.

Violations of certain rules have become a serious problem. For example, not maintaining neat, tidy and safe lanai areas, not picking up dog feces, not keeping dogs on leashes and barking dogs. Neighbors are encouraged to report constant barking and dogs not on leashes to the sheriff's department as these are city ordinances. Pool

guests are guests of adult members. Children are not to invite guests to the pool. Please do not make copies of pool keys and pass them out to friends or relatives.

Don Quenell and Ron Klish have volunteered to develop a violations procedure. In effect, they will develop a checklist of all possible violations and the procedures necessary to list the violations, report the violations, have board reviews of the violations and proceed with any relating area they may deem necessary for violation procedures.

Tom McCombs will chair the architectural committee. He needs some volunteers to work with him. If interested please call Tom at 344-5627. The committee is presently working on plans for concrete curbing between garbage cans and the buildings as well as in other appropriate areas to protect our landscaping. John has an estimate of \$2.40 per linear foot for the concrete curbing. If any homeowner knows of a better price, please call Tom.

Harriet McCombs and Jo Ann Gilland have two bids in for the landscaping. They are presently waiting for a third bid from Color Country. Hopefully, this landscaping can begin within the next month.

Edgar Bichardo reported on the plans to repair the piers. He submitted an estimate of \$3500.00 that would include materials, labor, pressure washing, replacing boards as necessary, sealer and stabilizing. The board voted to increase that budget to not more than \$4000.00. Edgar will take the responsibility of overseeing this work and will inspect the work for quality as it's completed.

Other board topics discussed were:

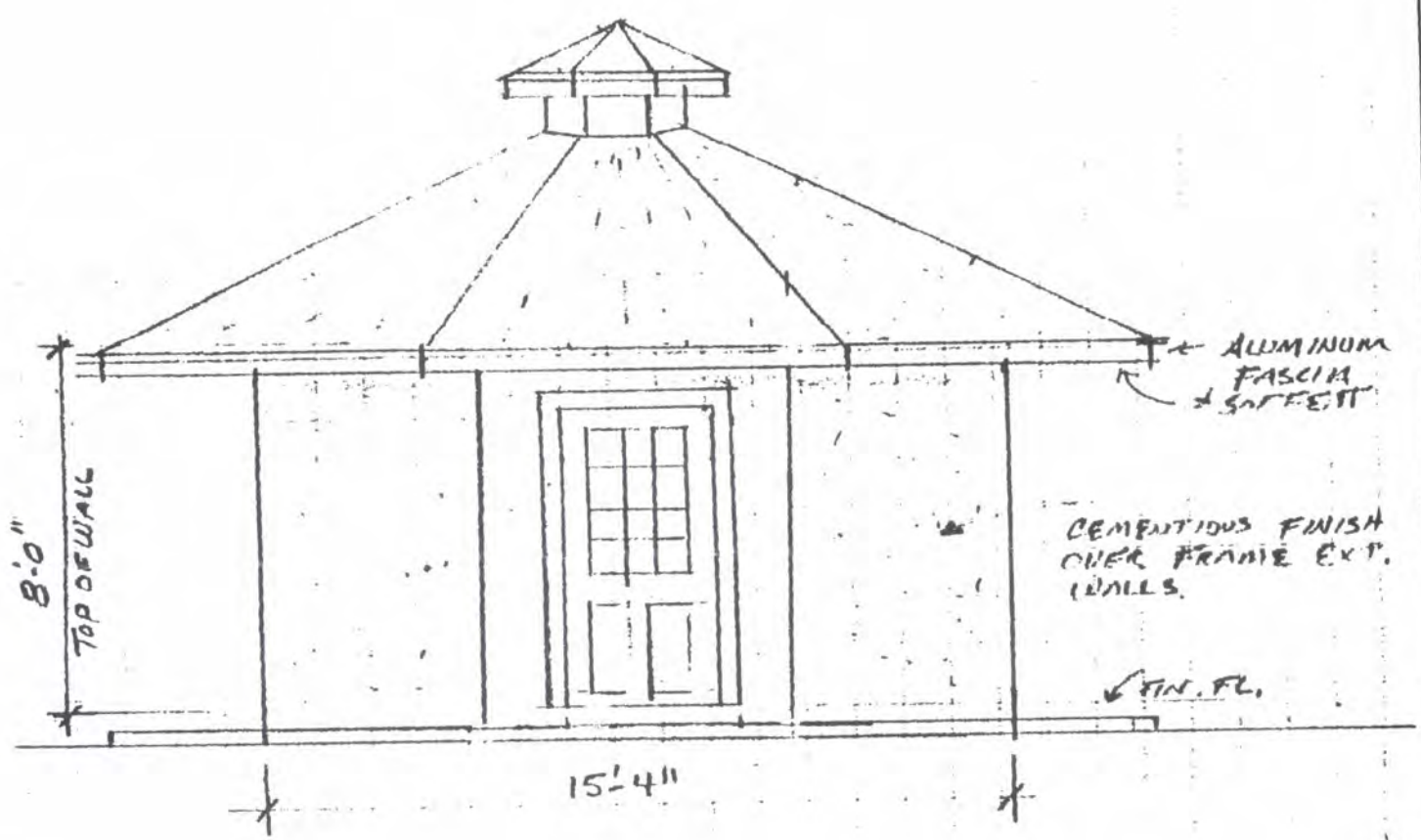
- Patios should be uniform in color and style. The architectural committee will make recommendations to the board concerning the patios.
- The sailboat sign at the entrance will be reinstalled.
- Bids will be taken to replace all gutters, downspouts and to prime and paint all facia boards
- Karen Elzinga, as secretary, will maintain a binder of all this year's minutes and have them available at meetings for reference.
- A reminder to all homeowners that they are responsible for the repairs and replacement of all doors, windows and screens in their units.
- John Manning will plan a luncheon meeting with Sheriff Dawsy to discuss patrolling our neighborhood on a more regular schedule.
- Karen Elzinga will walk around the condos after Neat and Tidy cuts grass and/or trims hedges or trees to ascertain the job is satisfactory.
- The Department of Enviromental Protection will be cleaning approximately 12' around each pier.

As there was no other business at this time the board adjourned at 8:25pm.

Submitted by

Harriet McCombs, Scribe

Exhibit I



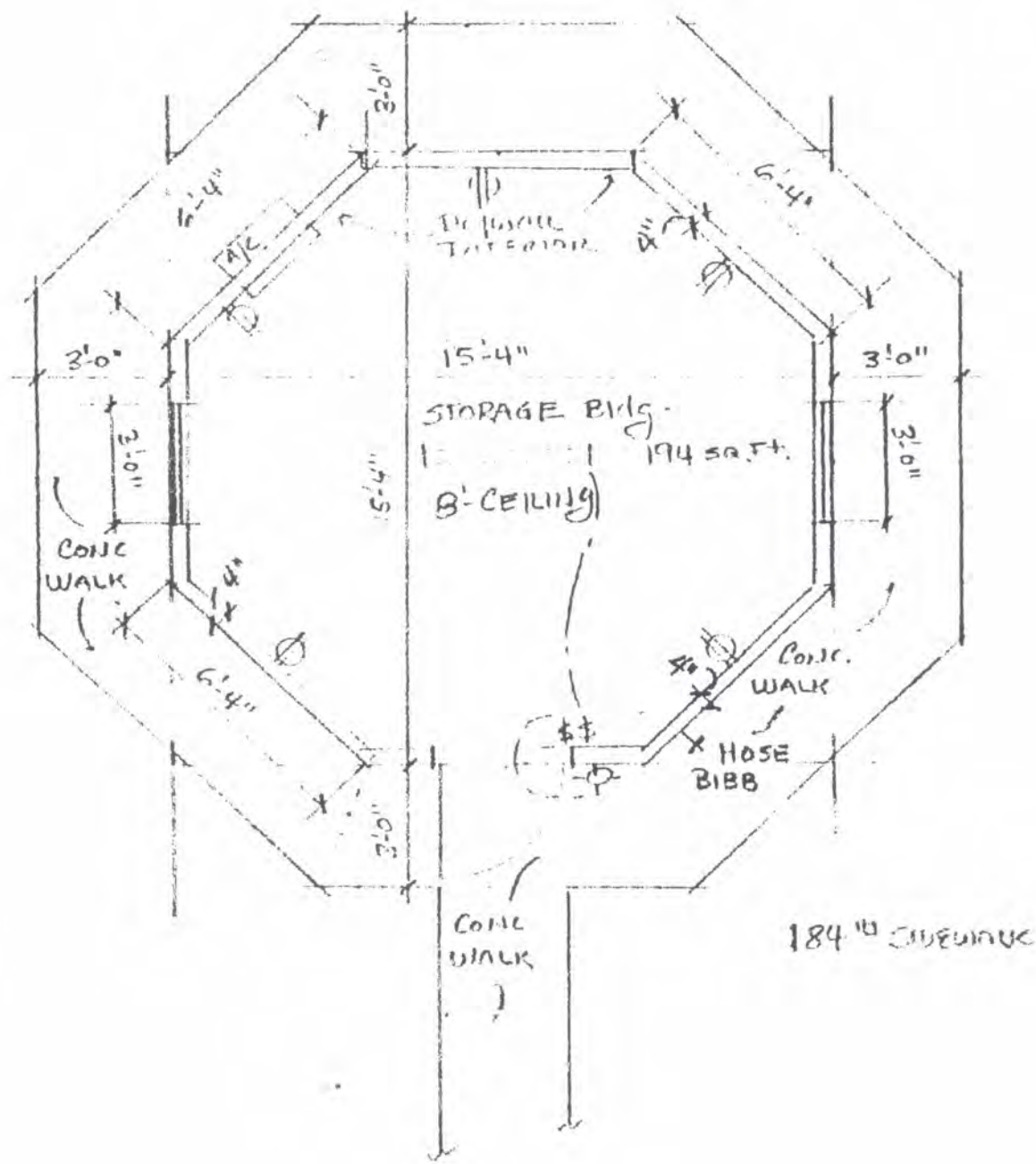
8'-0"
TOP OF WALL

15'-4"

ALUMINUM
FASCIA
& SOFFIT

CEMENTIOUS FINISH
OVER FRAME EXT.
WALLS.

TIN. FL.



Pritchard Island Homeowners' Association
April 11, 2005

The PIHO Association meeting was preceded by a short presentation by the Citrus County Sheriff's Department. Lt. Buddy Grant spoke to the board and other members present about the safety of Citrus County and, specifically, Pritchard Island. The summation was that Citrus County is among the safest of counties and Pritchard Island is a very safe place to live. He answered questions from the board as well as from the members present. One important point Lt. Grant made was the difference between internal rules of our association and civil law. One critical point was that an accused has the right to know who his accuser is. An important bit of advice was for everyone to always lock their homes and their cars-lock it or, possibly, lose it.

The meeting was then called to order at 7:00pm by President John Manning. Board members present were Dana Sutter, Karen Elzinga, Gus Migdad and John Manning. The minutes from the last meeting were read by John Manning and approved by the board.

As there was no other old business, the meeting continued with the new business at hand.

New Business

Copies of The Associations' Rules and Regulations were handed out to all board members. Each member is to make their written changes onto their copy and bring them back to the next meeting. It is urgent that our Rules and Regulations be brought up to date and legally filed. New copies will go out to all home owners.

The architectural committee, chaired by Tommy McCombs, will get estimates for new gutters and curbing. Gutter guards are also needed as well as spouts that extend to the marsh.

The sailboat sign at the entrance is rotted and needs to be replaced. John will contact a sign maker to replace these signs as well as other signs around our grounds.

Karen Elzinga has done an excellent job working with Neat & Tidy to see that air conditioners, patios etc are leveled.

Neat & Tidy gave an estimate of \$1500.00 to repair the bulkhead, or retaining wall. The board voted to accept this price.

Karen also worked with the power company to repair 20 meter boxes that were dangerously hanging off the walls by their wires. The costs will be approximately \$300.00 to make these repairs.

Gus Migdad and Barry McCombs have repaired most of the interiors that were damaged by last year's hurricanes. They have not been able to contact a few of the residents who filed damage reports. If your unit has not been repaired from the storm damage you must contact Gus before May 15, 2005. After this date, the association will not be responsible for any more storm related damages. Any damages over \$400.00 must be claimed on your own homeowner's insurance.

Some homeowners are seriously in arrears with their homeowner's dues. You must get this debt paid or you will be subject to legal repercussions very soon.

Legal steps have been taken in the matter of barking dogs, dogs without leashes and dog owners not picking up after their pets have done their business in the grass. It is not acceptable, according to EPA, to allow your dogs to do their business in the swamp area and leave it there. This draws flies and when the weather gets hot it will cause a bad smell. Please, pick up after your dogs, have them on a leash and do not allow them to bark incessantly. These are not just association rules. These are city ordinances.

The Aquatic Plant Management contract has been renewed until 2007.

A copy of the Corporate Warranty Deed from Jim Morton confirming his rights to build a records building on the designated property was presented to the board. Andy Hendrix will begin construction when he receives his final architectural drawing, possibly within thirty days.

Barry McCombs' Occupational license is current. He is also licensed for pressure washing. John, Barry and Gus have discussed the need to pressure wash again. It has been almost a year and we have gone through several bad storms since the last washing. The buildings should be cleaned at a minimum of once a year. Face boards will also be painted. Barry will charge \$400.00 per building for the cleaning. Board voted to accept this price. Everything will be cleaned before any painting begins.

Unit 920 will have its wall and ceiling painted.

Neat & Tidy provided a bid to remove old bushes around the back communication centers. Harriet McCombs will get a second bid from Rhonda Brown who has been hired to do our new landscaping in the front.

Karen will follow up with Edgar on the pier repairs.

John had lunch a few days before the meeting with Sheriff Dawsey to discuss our island safety.

Dana has not been able to get any further information on a new contract for our pool upkeep because of problems the company is having. Because summer is almost here, we will continue to use Citrus Pool .

It was voted by the board to have automatic shutoffs put on all the faucets at the pool as many times they are left running all night. John will contact plumbers to get costs. The filtration system needs locks and this will be handled by John.

Harriet McCombs reported that the landscaping will begin on April 18th.

The meeting adjourned at 8:15pm.

Submitted by:

Harriet McCombs
Scribe

Pritchard Island Homeowners' Association
Minutes
May 9, 2005

The PIHO Association meeting was called to order by President John Manning. Board members present were Maxine Helmer, Dana Sutter, Karen Elzinga, Gus Migdad and John Manning.

The minutes were read and approved by the board.

New Business

As there was no old business to discuss, John proceeded with the new business at hand.

-Rules and Regulations: The board was asked for their written comments on the Rules and Regulations. As most members had not completed this task, this was shelved for a later meeting.

-Architectural Committee: Tommy McCombs reported on his collection of bids to replace the gutters. Jim Gilbert of C&G Gutters submitted the lowest bid. The bids are to replace the gutters on the front of the buildings only. C&G will haul away all debris after completing the job. The board voted to accept this bid. Tommy will negotiate with Neat & Tidy to make repairs to gutters on the rear of units. The price to replace the rear gutters was extremely high from all bidders due to the construction of these gutters.

Tom asked everyone present for ideas for barriers to protect the garbage cans from cars being backed into them. There were several suggestions made to consider, but no definite solution was decided. We will continue to research this problem. Gus suggested we talk to the City of Inverness or Waste Management for ideas to this problem.

-Signs: John has contacted a sign company to make signs for all areas needing signs including the pool, piers and front entrance. The company will submit drawings for new signs for the entrance as we cannot exactly duplicate the old signs.

-Karen reported that Neat & Tidy has done an excellent job working with her to have the retaining wall repaired and any other maintenance type jobs we've asked her to supervise with them. She reported that the meter boxes have all been repaired and the cost will be a little less than expected.

-It was reported that some units still have some repairs to be done, specifically, units 828,882,860,926,862, and 920.

-The board wishes to thank residents who are complying with laws and rules pertaining to walking their dogs, cleaning up after their dogs and keeping dogs from constantly barking.. This makes for a much safer, cleaner and more serene neighborhood.

-Records Building: John talked with Andy Hendrix and as soon as the building inspector has done his job with Andy, the construction will begin.

-Gus brought to the board's attention that some sod needs to be lain between some of the buildings before the heavy rains begin to avoid the inevitable wash that will occur. Karen will talk with Neat & Tidy about doing this.

-Landscaping: Harriet McCombs reported that the landscaping is underway after a few delays. She is projecting a 4-6 week completion date.

-Pier Repairs: Edgar Bichardo reported that pier repairs will begin the middle of June.

-Pool: We have renewed the contract with Citrus Pool. Gus mentioned that some residents have inquired about new pool furniture. It was suggested that when we buy pool furniture again we buy more durable furniture than we have in the past. John reported that shutoff valves for the faucets at the pool cost \$59.00 from Lowes. It was suggested that a timer be installed to turn the lights off at night.

-Gus suggested we hire a handy man to handle the constant barrage of repairs needed. The board will take this under consideration.

-It was reported that a tenant had a large party on the common grounds. There was some discussion as to the rules regarding this. The board will check into the regulations, if any, for large outdoor parties. Bob Clements believes at one time the tenant was required to get permission from the board.

-Please do not use guest parking for permanent parking. Cars may be towed if this is the case.

-Dana Sutter resigned from the board and Harriet McCombs took her position.

-Pier conflict: Elizabeth Schwalje took the floor to present her objection to the use of the pier behind her property on Pritchard Island II. The pier was paid for by the three adjoining property owners to accommodate three boats. Ms. Schwalje contends that one owner is misusing his allotted space and taking up more room than he should. After much discussion, John Manning suggested that Ms. Schwalje take her complaint to Small Claims Court as property issues are best decided in a court of law. Ms. Schwalje was not satisfied with that suggestion.

As there was no more business to discuss, the meeting adjourned at 7:50pm.

Submitted by,

Harriet McCombs, Scribe

JUNE 2005 MISSING MINUTES

AS OF 11/14/18 ~~EDD~~

JULY 2005 MISSING MINUTES

AS OF 11/14/18 (ADJ)

Pritchard Island Homeowners' Association
Minutes
August 8, 2005

The meeting was called to order by President John Manning at 6:15pm. John read the minutes aloud. As there were no changes to the minutes, the minutes were approved as read.

New Business

John reported that letters have been mailed to residents who have delinquent fees.

The Rules and Regulations Committee will meet August 10, 2005 at John Manning's home.

All contracts with vendors have a three year contract, so no discussion was necessary on this topic concerning the budget for next year. Letters to vendors will go out in August.

Preparations are being made for the upcoming board elections. The process is as follows:

Notices will be mailed to all members requesting nominations for five members to the board by September 1, 2005. These notices must be returned to the board by September 15th. Nominees should reply to their nominations verbally to a board member or in writing no later than October 1st. No reply will be considered a rejection of the nomination.

1. On, or about, October 15th a mail ballot will be sent to all eligible members (dues must be up to date). Ballots must be postmarked no later than October 28th to be valid.
2. Spouses may not serve on the board together. Neither shall employer/employee serve together. Board members must be full-time residents.

The records building is under construction.

\$100.00 was donated by the board to The Civil War Preservative Trust in memory of Jim Sleath.

It was reported that there are still units waiting for roof repairs. These units are numbers 828, 882, 822, 860, 862, 920, 886, 836 and 826. Karen Elzinga will meet with the roofer to get this work completed.

It was reported that there is a \$700.00 discrepancy in the bills and payments for Barry McCombs' work. The board will get with Barry to resolve this difference.

Bob Clements will address the project of having the light posts painted that lead to the pool. Bob will also assess any other needs around the pool area and bring things up to date.

John reported that repairs on the docks are completed with exception of dock # 1 which has such extensive damage to the floating portion of the dock it may have to be replaced.

A discussion of boathouses issued. The board had previously voted that there will be no roofs added to boat lifts and no boathouse, per se, built on the island. Mr. Al Grubman of SAPIHO Association has notified us that he

AUGUST 8, 2005

intends to build a roof over his boat lift. John read aloud the original document with developer Jim Morton concerning the docks on this lake. PIHO Association owns all docks, including recently built docks by homeowners in the SAPIHO Association. Our board agrees that we will be placing injunctions against any homeowner who builds a boathouse or a roof over a dock on this island.

The landscaping was discussed. It was decided to leave the entrance as it is until next spring. This will give the new planting a year to grow at which time we will assess whether to add more plants or larger plants. More landscaping will begin around all sides, fronts and backs of the condos and along Gospel Island Road where new irrigation is in place.

Discussion about backed up sewers and internal damages caused by backed up sewers was next on the agenda. A conclusion as to what our responsibility is will be postponed until John has time to discuss the problem with our attorney.

A motion was made by John that in the future we have a plumber inspect the sewer pipes with a camera to assess the problem. He can determine if the pipe is just clogged and needs cleaning or if the problem requires more extensive work. Harriet made the motion to accept this plan. Maxine seconded with the stipulation that the plumber not be informed of our plan. Motion was carried by the board.

The damaged garbage cans outside # 892 must be replaced. Harriet is still trying to contact this owner. If anyone knows who this owner is, please call her at 344-5627. Several people have been written who say they no longer own the unit.

Karen will get a bid from Neat and Tidy to construct barriers behind the cans along the asphalt to prevent further damage. John will get lumber costs from Lowes.

John submitted pictures of new signs to go up. Motion carried to accept the signs. There was one negative vote for the signs by Karen who opposed a new pool sign.

Maxine reported that units 820 and 822 have unexplained wet floors. Several of us have had the same problem which turned out to be a problem with the ac units, specifically, the drain pipe from the air exchanger.

Harriet reported complaints that the tennis courts are not sealed or painted properly as tar is a major problem for players. John delegated that problem to next year's board as monies have already been expended for court repairs for this year.

Wayne Martin reported that a tree needs cutting in the rear of his condo and there is a severe drainage problem in the front of their condo. Karen will consult with Neat and Tidy to address these problems.

John read a letter from a couple on the Gospel Island side thanking us for the new landscaping.

Bob Clements will replace Gus Migdad on the board.

As there was no other business to discuss, the meeting adjourned at 8¹⁵ pm.

Submitted by,

Harriet McComb

PRITCHARD ISLAND HOMEOWNER ASSOCIATION, INC.
P.O. BOX 1297
INVERNESS, FLORIDA 34451

September 1, 2005

Dear Pritchard Island Owner:

Pursuant to the Amended and Restated By-Laws of the Pritchard Island Homeowners Association, Inc., you are being notified that only owners may designate one (1) nominee for each Board vacancy to be filled at the next annual meeting.

There are five (5) vacancies and you may nominate as many candidates as you desire. Remember all Directors must be a unit owner residing in the development.

This is an opportunity to become involved in your community. Members must return the names of their nominees postmarked no later than September 15, 2005. Please use the form below to return your nominations.

Tear here-----

I would like to nominate the following candidates on the Board of Directors of Pritchard Island.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Signature and address:

Return to: Pritchard Island Homeowners Association, Inc.
P.O. Box 1297
Inverness, Florida 34451

SEPTEMBER missing minors

AC OE 10/14/18 ~~10/14~~

**Pritchard Island Homeowners' Association
Minutes
October 10, 2005**

The meeting was called to order by President John Manning at 6:15 p.m. Board members present were: Maxine Hellmers, Harriet McCombs and John Manning. As a quorum was present, the meeting commenced.

Voting for a new board of directors is being delayed as we determine the status between SAPHIA and PIHO in regard to board representation. Residents may be asked to participate in the nomination process again as these proceedings could very possibly nullify our previous nominations.

Please see letter attached concerning annual meeting..

John read a letter from Al Grubman, President of the Sub-Association of Pritchard Island Homeowners' Association, challenging the position of the Sub-Association's connection to Pritchard Island Homeowners' Association. John has asked developer Jim Morton and Attorney Don Perrin to be present at the October 11th meeting of SAPHIA to help resolve the misunderstandings.

The Amended and Restated Rules and Regulations were proofed and finalized by the board. They were accepted by the board and mailed to all owners. Copies were hand delivered to Al Grubman for distribution to the homeowners of the sub-association.

It was reported that some of the newly installed gutters are leaking. Tom McCombs will get with the installer to have these leaks repaired.

As of October 10, 2005 all reported roof leaks have been repaired. Units 926 and 826 still have interior damage to be repaired. After these two have been repaired, the Association will have completed its responsibility to make repairs from last season's hurricanes.

John went over the new budget. Our monies are doing well in spite of all the repairs and landscaping. The landscaping will continue into phase two in November. This will consist of more work on the entrance, new signs, work around the backyard communication centers as well as the entrances and between condos. The three R's will be in effect-Replace, Remove or Reduce.

Bob Clements will be responsible for getting bids to replace the floating part of the dock behind building C.

Karen sent the proofs for the new entrance signs. Everyone at the meeting had the opportunity to vote on their choice. The choice was made and John showed everyone the pictures of new signs to be placed around the tennis court, the pool and on all the piers. Harriet made a motion that we accept the signs and Maxine seconded the motion. Carried.

The new records building is well under way. Filing cabinets for PIHO and furniture will be purchased at completion. Keys will be made for board members only. Each year new board members shall have a new lock and keys made.

John will be contacting the City Of Inverness about a date that they might begin paving our road.

Once again, the board voted unanimously that there shall be no covers or roofs permitted over piers or boat lifts. Non obstruction of our beautiful lake view is essential to all of us.

Pool furniture is to be purchased. The board set a maximum of \$100.00 per lounge chair, \$50.00 per chair and \$50.00 per table.

Steve Chmura has been retained to handle our sewer and plumbing problems. When a tenant reports a problem, Steve will assess the damage as well as the cause. He will use a camera that can see and record what the cause is. If the pipe is broken, the association will pay for the damage. If the cause has resulted from some object going into the pipes from the unit, the owner must either use his homeowner's insurance to cover the cost of the plumbing as well as any interior damage resulting from the problem or the owner may decide to hold his tenant responsible. All homeowners are urged to carry homeowner's insurance.

Dana Sutter reported for Karen Elzinga that the barriers for the garbage cans as well as replacing damaged cans will begin in October.

A tenant present at the meeting asked to install a window fan in one of her upstairs windows. Our covenants forbid window fans among other objects that would extend from windows or ledges. Request was denied.

A patio was approved for the rear of unit 914.

The board is asking that pet owners' not allow their pets to urinate on shrubs and flowers. Urine will kill the plants and several have already been killed as such. We will begin issuing warnings and levying fines as this is clearly property damage.

As there was no other business, the board voted to adjourn.

Submitted by,
Harriet McCombs, Secretary

726-2321

Dablie

Mr. Kocager
Bus

Public Works Director
L/M 11/10 11:25

1/91 QTR
2006

1st Entrance

Will try to raise level (was an old
Cypress Bog) could last 5 years +
have to redo.

Entrance more difficult
to do

note: Bridge has included
in budget a new
wood up to over 1st
Entrance.

To: All unit owners of the Pritchard Island Homeowners Association
From: PIHA Board
Subject: Regular meeting, 2006 assessment, annual meeting and installation of 2006 board members.
Date: October 10, 2005

Please be advised that we will announce the results of the election of our 2006 Board of Directors. They will assume their posts and duties at the conclusion of the annual meeting being held on November 14, 2005 at 6:00 p.m. at the First Presbyterian Church in Inverness on Highway 44.

Prior to the annual meeting, we will conduct our regular board matters. Following this meeting we will announce the 2006 budget and the 2006 monthly association dues assessment per unit.

Please try to attend these meetings and thank you for your assistance in bringing our successful 2005 year to a conclusion.

John C. Manning
President, PIHA

Correct

Pritchard Island Homeowners' Association
Minutes
Special Meeting of the Board

A special board meeting was called by Secretary, Harriet McCombs on or about October 12, ²⁰¹⁵2005 at her home located in unit # 836. Board members present were Karen Elzings, Maxine Hellmers, Bob Clemens and Harriet McCombs. Mr. and Mrs. Al Grubman were present to represent SAPIHA. The purpose of the meeting was to address the question of the relationship between the sub association known as SAPIHA and the association known as PIHA. As secretary, Harriet needed to know how to handle nomination forms and voting procedures. No one present was clear on this matter. Harriet made a motion that she be allowed to ask an attorney for counsel on this issue. Karen Elzinga made the motion to allow Harriet to seek counsel. Maxine Hellmers seconded the motion and the members agreed.

The meeting was adjourned.

Secretary,

Harriet McCombs

(Update) Harriet contacted attorney William Bilenky and asked him to write a legal clarification. The legal clarification is on file for any member to read

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Pritchard Island Homeowners' Association
Minutes
November 14, 2004

The PIHA meeting was called to order by President John Manning at 6:15 pm. Board members present were Bob Clemens, Karen Elzinga, Maxine Hellmers, John Manning and Harriet McCombs.

John asked if there were any changes or corrections to the minutes. As there were none, the minutes were accepted as read.

John asked the board to make a motion to pay \$60.00 to a resident for damages to her business signs. Motion made to pay the \$60.00 by Maxine Hellmers, seconded by Harriet McCombs. Motion passed.

Harriet and Maxine presented bids for the pressure washing. The two bids were from Marion Dutton Painting and Artistry for \$1000.00 per building of eight buildings and from Painting and Handyman Services for a little

less than \$1700.00 for all eight buildings combined. The motion was made by Karen Elzinga that we accept the bid from Painting and Handyman Services. Seconded by Maxine Hellmers and passed by the board.

The annual budget was reviewed and discussed. There is a question as to the lack of any perceivable payment to the association for the maintenance of the pier built for them Gospel Island

John asked for a motion to move unused irrigation funds to the landscaping and beautification fund. Motion made by Harriet McCombs to move the funds and seconded by Bob Clemens.

Motion made by Karen Elzinga to give Sprint and easement right in order to relocate or allow for the construction needs as the construction continues on Gospel Island. This ensures us that our telephone system will be protected during this work. Seconded by Bob Clemens and carried by the board.

Bob Clemens gave a report on the replacement of the floating dock attached to the pier behind building c. This dock is leaning into the water on one side with no railing at that point to break a fall. It is considered dangerous as it is. He offered three bids for consideration. Marlin Marine was the lowest bid and their work is evident on the island as they are the company who built the pier for Gospel Island. Motion made by Maxine to accept the bid from Marlin Marine and seconded by Harriet McCombs. Motion carried. The bid accepted is for \$8600.00.
9010.00

John Manning resigned from the board and announced he will not be a candidate for 2006. We thank John for his dedication and good work and expect, hopefully, that he will continue to take an active part in our association.

As there was no other business, the meeting was adjourned at 8:05pm.

Submitted by,

Harriet McCombs
Secretary

REMINDER: Annual meeting December 12, 2005 at the Presbyterian Church after the 6:15 pm Board meeting. Please send us your nominations for the board.

**PROXY
FOR
ANNUAL MEETING OF UNIT OWNERS ON NOVEMBER 14, 2005**

Know All Men by These Present:

The undersigned _____, being the owner (s) of a unit (s)
located at _____

_____ Pritchard Island Road, Inverness, Florida, do hereby nominate, constitute and appoint _____, to be my attorney in fact, for me and in my name and stead, to vote all interest now held by me in the Pritchard Island Homeowners' Association, Inc., and in each and every respect to act as my proxy or representative as to all such interest in said Corporation at the Annual Meeting of its Homeowners to be held at the First Presbyterian Church, Inverness, Florida on the 14th day of November, 2005 and at any and all adjournments thereof and to do and perform all and any acts in name and stead that I could do as a homeowner at such meeting or meetings.

The undersigned hereby revokes any other Proxy which may predate this Proxy for this or any other meeting.

Witness my hand this _____ day of _____, 2005.

Signature

Please send proxy votes to the secretary of the
board:
Harriet McCombs
836 Pritchard Island Rd.
Inverness, FL 34450
352/341-1183

Pritchard Island Homeowners' Association
Minutes
December 12, 2005

The PIHA Board of Directors meeting was called to order by Secretary, Harriet McCombs. Those present were Maxine Hellmers, Bob Clemens and Harriet McCombs.

Corrections were made to the minutes of the November, 2005 meeting. The date on the first line was changed from October 12, 2205 to October 12, 2005. The second paragraph on the second page was changed from ... pier built for them to ... pier built for Gospel Island.

The October financial report was offered for perusal by Harriet McCombs.

A motion was made to change our accounting business from Williams, McCranie, Wardlow and Cash, P.A. to Bottom Line Bookkeeping. The rationale for this was two-fold. Williams, McCranie, Wardlow and Cash tripled their costs for the year 2006 and Bottom Line Bookkeeping handles Gospel Island as well as SAPHIA books, so is willing to give us a much lower rate. Motion to move the account was made by Harriet McCombs and seconded by Maxine Hellmers. The motion was carried.

Harriet McCombs reported that Allstate Insurance has dropped all its commercial insurance customers and as of February 2, 2006 we will have no insurance for the association. It was suggested by John Seifert that she contact Fitzpatrick Insurance for coverage. Harriet agreed to meet with Fitzpatrick as soon as possible. This is a good time to remind homeowners that you should all be carrying your own homeowners insurance for the interiors of your homes.

Harriet reported on violations letters that she has mailed to owners.

Bob Clemens reported on the progress of repairing the first dock. Board agreed to raise the amount requested at the last meeting from \$8600.00 to \$9000.00. We do, presently, have reserve accounts for dock repairs, maintenance, landscaping etc to cover these expenses.

As there was no other business, the meeting adjourned at 7:30 p.m.

Submitted by,

Harriet McCombs, Secretary

NOTICE OF NEXT MEETING: 1/09/06 6:15 p.m. First Presbyterian Church

PIHA Annual Meeting
December 12, 2005

The PIHA Annual Meeting was called to order at 7:40p.m. by Harriet McCombs. Roll call included Maxine Hellmers, Bob Clemens, and Harriet McCombs.

The first business on the agenda was approving the budget for the year 2006. Some discussion issued about miscalculations in the budget as well as the complexity of the paper work. A motion was made by Harriet McCombs and seconded by Maxine Hellmers that we hold the budget approval until Bottomline Bookkeeping can work out the kinks for us.

The second business on the agenda was counting the ballots for the new Board of Directors for the year 2006. After the ballots were counted the new Board of Directors was announced:

John Siefert-President
Bob Clemens-Vice President
Harriet McCombs-Secretary
Sam Gumbel-Treasurer
Maxine Hellmers-Member of Board

At this time the new board members took control of the meeting. President John Siefert announced a plan to organize three advisory committees to address the different needs and issues between the Old Units and the New Units and to include Gospel Island Association in some of the decision making that will be common to all of the residents of Pritchard Island. Motion was made to form these committees by Sam Gumbel and seconded by Harriet McCombs. The motion was carried.

Al Grubman asked to insert an offer in the minutes for membership in Too Far. He and Jan will pay \$5.00 of the \$15.00 membership dues to anyone living on the island who would like to join. Too Far is an organization dedicated to the best management and conservation of our natural resources. Call Al or Jan if interested at 352/726-2201.

We have had our pressure washer and supplies stolen from the pool storage building. If you know anything about this, please contact a board member.

As there was no other business, the meeting adjourned at 8:25 p.m.

Submitted by,
Harriet McCombs
Secretary