

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS
MINUTES
JANUARY 8, 2007

The meeting was called to order at 6:00 pm by President John Siefert. Directors present were Bob Clemens, Holly Martin, Sam Gumbel, John Siefert and Harriet McCombs.

The minutes were approved by the Board as written.

The Board approved Bob Massurra's request to remove some aquatic plants under the supervision of the EPA. All costs to be incurred by Mr. Massurra.

The Board approved the financial report given by Treasurer Sam Gumbel. You will find a copy of this on the back of the minutes. A copy is on the back of the minutes. There's also a copy of the lease form that was omitted last month.

There was a bookkeeping error that resulted in PIHA paying Gospel Island \$513.36 for overcharges. The Board voted unanimously to pay this to GI.(PIHA)

Sam reported that he and Harriet moved a CD from Capital Bank, after it matured, to Colonial Bank where we will get a much higher interest rate. I want you guys to know that Sam spent days making sure we found the best rate possible. The man's indefatigability boggles my mind. (PIHA)

Al Grubman reported for SAPIHA that speculation continues as to the time the bridge will be completed. Al's sources seem to think we'll be using the bridge by March. Let's hope so! By the way, speaking of Al, he has been elected President of Too Far. If you're interested in the improvement and protection of our lakes and natural resources, please get in touch with him.

A motion was made to tear down the remaining gazebo. The justification being that it's rarely used and needs a lot of expensive repairs to make it safe. The board voted unanimously to take it down.

A motion was made to allow Original owners to put small For Rent or For Sale signs in front windows as the sub-association and GI people are already doing. The motion went into tie mode and as our president had to leave early we had no way to break the tie. (PIHA)

Bob reported that the junction box at the entry has been repaired for less than \$200.00. His bids to have it repaired had run around \$1,000.00. Thank you to Wayne Martin, who put his hands into every outlet and hole down there and pulled out enormous beds of ants. He killed the ants, they found the short and all is up and running. Great work guys! Bob's been working on this for months and The Crocodile Hunter had nothing over Wayne.

PARKING SPACES! PLEASE DO NOT ASSUME THAT OWNERS DO NOT MIND IF YOU USE THEIR EMPTY PARKING SPACES. YOU MUST GET THEIR PERMISSION TO USE THEM. MANY OWNERS PULL IN TO PARK AND SOMEONE IS IN THEIR SPOT. WE HAVE EXTRA GUEST PARKING—

PLEASE USE THEM. Thank you.

We are in the process of trying to find garbage can lids for those cans that need them. It's difficult to do the lids are hinged to the outer casings which are cemented into the ground. Of course, the problem still remains that we need some kind of bumpers between the cans and the cars that back out over them. Money Money Money-does it ever end?

Violations reports. Harriet and Rose Eshelman gave a report on the violations meeting that took place between the violations committee and the agent for # 892. The meeting was out of control and benefited no one as the agent came in with a hostility that would not allow moderation from the violations committee and to have tried would have resulted in a shouting match. The meeting was called to simply explain to the owner the importance of interviewing tenants so that there will be no misunderstandings of the rules and regulations. As it stands, the report has been turned over to our attorney and we shall follow her advice.

DO YOU KNOW WHERE YOUR CHILDREN ARE? Holly Martin reported that children were playing on the dock outside her unit with fire. Fortunately, Mr. Nolte caught them and made them put the fire out. These same children are seen playing in the parking lot behind and around cars that could pull out and not see the. There is also a question as to how many people are living in a particular unit in that building. The problem seems to be centered in that area between 892 and 898. This is serious business for the safety of these children and the hazard to our dock. Since renters do not get copies of the minutes, please get in contact with any renters you are presently renting to who have children and, while you're at it-ask how many are living there. We need your help.

The Garden Club has been disbanded for lack of interest.

DIES DAY OUT- January 30-Stumpknockers downtown-call Karen Elzinga at 726 4043 to make your reservations.(Did I hear something about the men and The Cove??)

Renee and Gerald Schappert called and apologized for the big mess in front of one of their units. This was an eviction and they couldn't help the way it had to be handled. Apparently Citrus County Sheriffs and Marion County Sheriffs don't handle this the same way. That's ok. Sometimes you just do the best you can, but we appreciate their concern for the rest of us.

Next meeting will be 2/12/07 6:15 pm Presbyterian Church.

Submitted by, _____

Harriet McCombs
Secretary

Pritchard Island Homeowners' Association Board of Directors' Meeting
February 12, 2007
Minutes

The meeting was called to order at 6:15pm by Vice President Holly Martin. Members present were Sam Gumbel, Bob Clemens, Harriet McCombs and Holly Martin.

As there were no changes to be made to last month's minutes they were approved by the board.

Sam gave the treasurer's report as of January 31, 2007.

Total Assets	\$181,233.59.	Total Liabilities	\$175,477.55
Total Reserves	\$159,533.15	Total Restricted Fund Assets	\$144,443.01
Total Revenues	\$ 13,009.10	Net Income	\$ 3,973.89

A motion was made to excuse an owner from paying the interest on his overdue fees as he prepaid for the year and says he did not receive notice of the increase. As his money has been in our account and accessible to our use, the board voted to forgive the interest this time. The motion was made by Harriet, seconded by Sam and as there were no objections, the motion passed.

Harriet gave the secretary's report. First was a report on the work done by Don Quenell and Ron Klish. These two repaired as many garbage can lids as they could and then gave a report on how many would have to be replaced as well as how many complete units would have to be purchased. Because of their volunteer work, we only have to purchase three complete units at about \$112.00 apiece and about six lids at about \$5.00 apiece. These guys have saved us a great deal of money and the board sends them our most heartfelt thanks. We truly do have some wonderful neighbors in our neighborhood.

Second was a request that barriers be bought and installed behind the garbage cans as soon as possible. Don and Ron spent too much time working on these cans to have them demolished again. There was some discussion as to what kind of barriers to buy. The board decided to buy concrete barriers. Sam made the motion that we follow through as soon as possible. Holly seconded the motion and there were no objections. Harriet will contact the company that Bob had discussed this with over a year ago and see if we can still get the bid that was offered at that time. Hopefully, we'll have these installed within a few weeks and the new garbage cans and lids installed soon after. What an improvement this will be! No more ghetto look for us.

Third was a replay of last January's request to have tow-away signs installed at both entry ways. Our violations committee, Ron and Don, feel we should have these signs installed before the pool gets active as summer seems to be our worst time for illegal parking. The board agreed to have this done. Sam will call a towing company and make the necessary arrangements. There is no charge to us for this service.

The violations committee has asked the board to put into the minutes their thanks to almost everyone regarding the garbage disposal. However, they would like to remind everyone that our rules state that garbage that will not fit securely in the can with the top completely covering it should not be placed out there until after sundown the night before pickup. Cardboard boxes should be broken down and packing materials such as styrofoam balls

ould be put into a bag and securely closed. For those who have too much garbage, consider a garbage can that you can put on your lanai or a garbage compactor. This concluded the secretary's report.

Bob Clemens reported that the broken sprinkler lines were repaired by the company working on the bridge

Owner Rob Mehling approached the board to request permission to extend his dock at his expense. The board approved his request contingent upon his securing all the necessary permits from the county, city etc.

As there was no more business to discuss, Holly closed the meeting.

Our next meeting will be held March 12, 2007 at 6:15 pm at the Presbyterian Church

Submitted by,
Harriet McCombs, Secretary

PIHA SPECIAL MEETING REPORT

The Board of Directors called a special meeting January 30, 2007 at 6:30 pm. The meeting was held at the island office building. Members present were John Siefert, Sam Gumbel, Holly Martin, Harriet McCombs and Bob Clemens. The purpose of the meeting was to vote on whether to accept a 3% or a 5% deductible for our Citizens' Insurance. The board voted to take the 3% deductible. The summary of our costs with Citizens' as follows:

Last December as we worked on the budget for 2007, based on information we had from Citizens, we budgeted \$68,850.00 for 2007. When our options arrived for this year we were given two choices based on a 3% deductible that covers everything and a 5% deduction which had some limitations. Our total for the year based on the 5% deductible would have been \$54,477.00 per year. Our total based on the 3% deductible is \$65,031.00 per year with complete coverage on everything involved. The difference is \$10,554.00 per year. When you break the difference down between 56 units we will be paying only about \$188.00 dollars a year more for better coverage, or about \$15.00 per month each. Since we had already budgeted for this, the only reasonable thing to do was to accept the most coverage we can get. The board voted unanimously for the 3% coverage. Changes may occur with Citizens' as the year goes on, but we anticipate changes to be in our favor. This vote will not incur any raise in our monthly dues as this is why we had the last increase in place. We do have to pay \$15,000.00 up front, as we did last year, but we are prepared. This is a cost that will probably occur every year when we reapply.

As this was the only item on the agenda, John Siefert brought the meeting to a close.

Submitted by,
Harriet McCombs
Secretary

Pritchard Island Homeowners' Association Board Meeting
April 9, 2007
Minutes

The PIHA Board of Directors meeting was called to order at 6:15 pm by President John Siefert. Other directors present were Holly Martin, Sam Gumbel, Bob Clemens and Harriet McCombs.

An error in the February minutes was brought to the Board's attention by Holly Martin. Please note on your February minutes, last paragraph on the first page "...our rules state that garbage that will not fit securely in the can with the top completely covering it..." Our rules do not state that garbage must be out of sight in the can with the lid completely covering it. Please take a moment and read this rule (TRASH REMOVAL #7 7.3) which is in The Pritchard Island Rules and Regulations completely through for your information. The minutes were approved after this correction was made.

Sam Gumbel gave the monthly treasurer's report. I'm not going to try and break that down for you as you may request a copy of any financials you wish to see by calling Sam at 352 560 0046. He explains financials much, much better than I. The financial report was approved by the board. Excellent report that everyone is caught up with their dues!

NEW BUSINESS

A motion for a vote and discussion on the placing of For Rent and For Sale signs in windows was made by Harriet McCombs. Harriet followed her request by a report on a random straw vote she had taken to get members' opinions. She stated that the largest majority she polled were adamantly pro sign. There was a general discussion about the pros and cons, both of which were reasonable, however, after the vote was taken Bob Clemens and Holly Martin voted no and Sam Gumbel, John Siefert and Harriet McCombs voted yes. Now, if you do have a problem because of this ruling, don't hesitate to call a board member and let us know. I can say that people I spoke to on Gospel Island and the Villas who have signs up said they have never had a problem with strangers looking around. People in the Original Units who don't have front facing windows in which to place a sign might want to talk with the board if the day ever comes when you want to place a sign in a window. I'm sure something will be worked out for you.

AS TO SIGNS: Amending Rule #3 OBSTRUCTIONS in the Pritchard Island Homeowners' Association. The gist of the rule is that For Rent and For Sale signs may be placed in one window of your choice. The sign must not exceed 12 square inches in size. If you must get creative with your 12 square inches because of the shape or size of your window, it by the board for approval. The Board may request the removal of the sign upon aesthetic grounds. The wording of this rule could possibly change, but not the enucleation.

Harriet gave the report from the violations committee. There was one violation of a tenant leaving a large garbage can by her front door in the Original Units. Garbage cans must be kept in the rear of your unit on your back lanai. Please see Rule 7 7.3.

The Board addressed a letter sent to us by members who are distressed by the number of oversized dogs in the neighborhood. Gospel Island has a ruling of a 25 pound limit for dogs and PIHA has a ruling of 35 pounds. Since the dogs in question live in the Villas the Board decided to pass this information and the request to the SAPIHA board and perhaps we can all get together on this ruling. Oversized dogs who live here already would be grandfathered in. Hopefully, we will not have a problem in the future with this ruling. We will look forward to SAPIHA's report at our next meeting. Remember, it's a small island and 2/3's of it wishes to have an ordinance against large dogs.

CHANGING TIME AND LOCATION OF MEETINGS.

As of this month all PIHA meetings will be held on the third Monday at 6:00 pm in the Island Office next to the tennis court. This is to allow our bookkeeping firm more time to have our reports prepared before we meet.

A motion was made by Sam to allow SAPIHA to handle violations that occur with the Villas. This lessens the work load for PIHA and will allow SAPIHA and PIHA to keep a tighter rein over violations. Harriet seconded the motion and the motion was carried.

Sam brought the board up to date as to who is allowed to sign checks for our banking accounts. Signees shall be Sam Gumbel, John Siefert, Holly Martin and Harriet McCombs.

OLD BUSINESS

John reported on our foreclosing on a property in the Original Units that has been so long in arrears with their dues and on a \$100.00 fine plus attorney's fees for an owner also in the Original Units whose tenant continues to ignore the garbage rules.

Harriet reported on the cost of the new garbage can lids for the Original Units to be about \$52.00 apiece. She reported that we need to buy ten. The board approved the immediate purchase after she receives one of the lids in the mail to make sure it fits properly.

Sam and Harriet reported on two bids for tow away signs. However, after some discussion about the impression the signs make, the board decided to go through this summer and see if we can't handle it by beefing up our violations notices and fining people who misuse the parking areas.

Bob Clemens resigned from the board due to health reasons and George Donatello was appointed to take his place. We welcome George who has served on this board in the past as well as another board in another place. Fresh meat-we love it!

Our sincerest thanks go to Bob Clemens for so many years of dedication to our Board and to this community. When something needed doing Bob was always there to see that it got done. He has vigilantly watched over our pool, our tennis courts, our grounds and homes. He was always willing to do a job and do it well. We thank you Bob. Take care of yourself.

As there was no other business to discuss, John closed the meeting.

**Submitted by,
Harriet McCombs, Secretary**

THIS 'N THAT

Hey Island Ladies,

Jan Grubman and Bonnie Siefert announced the next Ladies' Luncheon will be April 26 at 1:30 pm at Poppy's Restaurant. That's down next to the biking trail on Apopka Ave. If you haven't eaten there you're in for a treat! These luncheons give all of us on the Island an opportunity to get to know each other. Call Jan at 726-2201 no later than April 23rd to make your reservations.

By the way-our last luncheon that was held at Stumpknocker's on the Square was hosted by Karen Elzinger from the PI side of the island. I didn't get a chance to thank her as we didn't have minutes last month. Karen had great prizes and made sure the affair was festive and fun for everyone. We had a blast. Thanks, Missy!

**PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 21, 2007**

The PIHA meeting was called to order by President John Siefert at 6:15 pm. Directors present were Holly Martin, George Donatello, John Siefert and Harriet McCombs. The meeting was held at the Island Office next to the swimming pool.

We understand that some members did not receive their April minutes. We have spoken with the accountant and believe we have that straightened out. Please let Harriet know if you don't get your May minutes. (1 813 362 1988) It's her cell and shouldn't be long distance.

John gave the treasurer's report. Our accounts are finally beginning to show a very small increase. **These increases will allow us to fund our reserve accounts as they should be funded.** We have Sam to thank for hours of work he's put into this to get it in sync with the bookkeepers.

We have three members in arrears with their dues.

John reported on the unexpected costs we encountered with the docks this past month. **Our insurance company refused to renew our liability until we made some repairs to the docks.** Because this was an immediate concern, board members met with Neat & Tidy owner Jeff to have the docks repaired at a cost of about \$700.00. There is no doubt that docks are going to have to be replaced. **Hopefully, one dock a year beginning next year.** Several members inquired about the benches that were removed. **The board voted to shop for a few benches that can be removed when new construction begins.** Hopefully, we'll have those out there for you bench warmers very soon. When the new docks are built, they will include built in benches. M. Siefert

It was reported to the board that someone has built a ladder at the end of a pier and, that people have "marked their spots" by putting their names and numbers on dock spaces. No, No. While a good, sturdy ladder makes a lot of sense with the water down, permission must be given by the Board for such an addition. You may not mark your spot. Our rules state that if you do not have a boat registered with the association and up to date with Florida registration, you do not "own" a spot. Please see Rule 15.4. That spot can only be empty for 5 days, then, you lose it until you provide a boat.

Speaking of boats-there are some boats that have the appearance of being abandoned. Boats with motors on them that are not up to date with Florida registration may be towed away at owners' expense. Canoes and kayaks are lying around. If you own one of these vessels please call a board member and claim it. Put your unit # address on it or something. It might be gone soon.

The Board will be taking estimates to pressure clean and reseal the docks. Even though they will eventually be replaced, they look disgraceful now and certainly not worthy of the prices people are asking for these units. Don't you agree?

Harriet and Dana Sutter gave violations reports. Dana reported the violation of guests parking spots and the continuing problem of some children in the area who live in one of the villas, but continue to misbehave in PI owners' yards. These children, reportedly, have gone from playing to

mischief making that borders on destruction of property. Criminal liability may be pursued. Harriet reported that she had sent out five violation letters three of which were certified. Four had responded and she is waiting for the fifth.

GUEST PARKING PLACES. What is it that some people don't understand about GUEST parking? If you live here you are not a guest. Guests are temporary. A person who lives here should not have a vehicle in a guest parking space. Violation letters and possible fines are surely forthcoming.

John reported that he sent a courteous, professional letter to Waste Management asking them not to cut corners in our parking spaces and run over our cans. Their response was to return a call a member of our violations committee had made and tell her we would have to place our garbage out on the road. John will pursue this bit of drama and see if we can't get a better reaction than that.

FYI the Board is looking into the costs of having the sprinkler system in the entryway updated to an automatic system. It is manual and only two people know how to turn it on. We'll update you on that next month.

Dana Sutter asked the SAPIHA members at the meeting for an update on how they voted regarding the size of dogs being allowed to move into the neighborhood within their homes. They reported that they did not change their rule.

Our next meeting will be June 19, 2007, 6:00 pm at the Island Office.

Submitted by,

Harriet McCombs
Secretary

This 'n That

We had a wonderful time at the luncheon held at Poppy's. Thanks to Bonnie Siefert and Jan Grubman for putting that together for us.

Another FYI-A tenant's new pontoon boat that was docked on a PI dock was vandalized recently. They did make a police report. Please keep an eye out for unusual activity around the docks. You night owls could be especially effective.

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 18, 2007 6:00 PM

The Pritchard Island HOA meeting was called to order with the following members present: John Siefert, Holly Martin and Sam Gumbel at the Island Office.

President Siefert asked for any corrections to the minutes. The following are corrections to the May 21, 2007 minutes:

Date of next meeting should be June 18th not June 19.

7th paragraph – Speaking of boats...entire paragraph should be deleted as it was not brought up in the Board of Directors meeting.

3rd paragraph – These increases will allow us to fund our reserve accounts as they should be funded. Correction – Some of the monies that comes in from the monthly fees are going into the reserve accounts.

Correction to April 9, 2007 minutes:

The size of For Rent/For Sale signs should be 12" x 12" not 12 square inches.

Motion to accept the minutes with corrections by Sam Gumbel, second by Holly Martin.

Motion carried.

Treasurers' report presented by Sam Gumbel. Discussed financial status of accounts. No members in arrears with monthly maintenance fees. Additional discussion followed in reference to Bottom Line Bookkeeping. Motion to accept treasurer report by Holly Martin, second by Sam Gumbel. Motion carried.

Status of Lights and Sprinkler Switch - Bob Clemens – The power for the sprinkler system has been separated from the front lights. The cost is approx \$500.00 for the repairs.

Motion by Sam Gumbel to appoint Bob Clemens to be committee chairman for Maintenance Committee. Second by John Siefert. Motion carried.

How Minutes Are Written - President Seifert brought up how minutes are written and distributed. Sam Gumbel continued the discussion on minutes and how Roberts Rules of Order had been brought up. We make a motion, have discussion and vote on it. Holly Martin stated that the problem is the minutes – there are things in the minutes that never occurred at the meeting. Discussion followed. Motion made by Holly Martin that the minutes reflect only what happens at the Board of Directors meeting. Second by Sam Gumbel. Discussion followed. John Siefert brought up distribution of minutes for discussion.

Amendment to motion – that we survey the owners as to those who wish to continue receiving the minutes and who do not. They must respond in writing and if they wish to receive them via email or postal mail. Second to amended motion by Sam Gumbel.


Motion carried. John Siefert further stated that if someone wants to volunteer for to do a newsletter the board appreciate it.

Roof Leak – President Seifert had received a call of a roof leak and had authorized expenditure for the repair.

Violations – Letter sent regarding owner parking in Guest parking at “E” building. Complaint about truck parking in a Guest parking space at “G” building on a continuous basis.

News from SAPIHA – Meeting tomorrow at 3:00 PM.

Old Business – John Siefert made a motion regarding the meeting and the expenditure for the repairs to the docks and removal of the benches on the docks. Second by Holly Martin. Motion carried.

Docks – Sealing or pressure washing. Discussion followed. The recommendation at this time is to keep funding the reserve for dock replacement. 

New Business – Maintenance person(s). Check to see if licensed to work in Inverness.

Boats – 2nd letter needs to be sent regarding a boat that is damaged/out of water.

Bathroom cleaning – Mona’s Cleaning. Check will be made for License and Insurance.

Resignation Letter – Harriet McCombs effective close of this meeting.

*Contact any Board Member if you are interested in serving on the Board.

Member Comments

908 – Broken garbage can lid.

Window replacement after Christmas.

Next Meeting – July 16, 2007 6:00 PM Island Office

Meeting Adjourned.

Members need to respond in writing to Bottom Line Bookkeeping if they wish to continue receiving the minutes. Please state if you would like them sent via email (include address) or postal mail.

Board of Directors Vacancy– We are looking to fill a vacant position on the Board. If you are interested in serving, please contact a Board member.

July 2007 MINUTES MISSING

AS OF 11/14/18 ~~RE~~

AUGUST 2007 MINUTES MISSING

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

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
September 17, 2007 6:00 PM

The Pritchard Island HOA meeting was called to order with the following members present: John Siefert, Holly Martin and Sam Gumbel at the Island Office. Motion to accept the minutes by Sam, second by Holly. Motion carried.

Treasurer Report – Sam made a motion to pay off the \$15,000 loan to the operating fund from the reserves. Second by John. Motion carried. Sam made a motion to open a CD for the amount \$75,000. Second by Holly. Motion carried. (2 of the 3 board members will be signers but all are authorized to sign on the account) Sam asked to confirm the decision for a \$2900.00 emergency roof repair that was completed. Second by John. Motion carried.

Violations – 2 hearings have been scheduled regarding owners not having tenants interviewed. Discussion on hearings for violations to be held prior to Board Meetings.

Elections – Forms had been sent out for nominations. Those members nominated will be receiving a form stating that they have been nominated. They will be required to write back if they accept. Elections for Board of Directors to follow.

Boat Removal And Registration – Sam has been taking an inventory of all watercraft at our docks. Several are not registered to any members and several have no Pritchard Island registration sticker. Sam made a motion that the letter goes out to all owners regarding boats at the docks. Second by Holly. Motion carried. A letter will be mailed to all unit owners regarding watercraft at Pritchard Island.
Boat Registration – contact John Siefert.

SAPHIA – No new items. Meeting scheduled for tomorrow.

New Business – Sam – no shrubs between buildings E & F and all other buildings have shrubs. Complaints of people driving through there with no shrubs to stop them. Neat & Tidy can plant new shrubs in there to fill in. Discussion followed. Sam made a motion to have Neat and Tidy plant 8-15gal shrubs at a cost of \$640.00. Second by John. Motion carried.

*We are asking for volunteers to water them for 30 days on a daily basis. If you are interested, please contact a board member.

Shrubs around garbage cans. Jeff from Neat & Tidy was asked to see how many shrubs needed to be replaced. 53 shrubs need to be replaced around the garbage cans. Discussion followed. John made a motion to have shrubs replaced. Second by Sam. Motion carried. We will authorize the planting once we have volunteers to water them.

*Board will be looking for a volunteer from each building to water the few plants around the garbage cans in their area. If you are interested, please contact a board member.

Back areas of buildings – Sam – plants not being taken care of, patio & landscaping around units not being kept up. Sam asks that Board Members take care of areas of units. Discussion followed.

John – Units are responsible for the landscaping they put in. If it is not maintained, we will have our lawn service maintain it and bill you for it.

Gospel Island HOA – An amendment to our documents regarding Gospel Homeowners' Association. Discussion followed.

Meeting adjourned

DATES TO REMEMBER

BUDGET MEETING – OCTOBER 15, 2007

ANNUAL MEETING – NOVEMBER 19, 2007

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PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 15, 2007 6:00 PM

The Pritchard Island HOA meeting was called to order with the following members present: John Siefert, Holly Martin and Sam Gumbel at the Island Office. Motion to accept the minutes, second. Motion carried.

Treasurer's Report - \$15,000 was transferred over. Last insurance payment will be in November. New insurance will not go above what we paid last year. Maintenance fees – no one is over a month past due. Sam advises we are still good and in balance and taking care of our responsibilities. Motion to accept report by Holly. Second by Sam.

Annual Meeting and Elections - 17 were nominated for the Board – only 3 accepted. Dana Sutter stated she would be glad to serve. Her name will be added. There will not be an election as there are not more than five nominations for the Board. Nominations will be accepted from the floor during the Annual Meeting.
Annual Meeting Monday November 19, 2007.

Management Contract - One of the other options to a working board. This adds to the monthly cost but the management company does the work. You still retain a Board of Directors. Costs can run from \$7.00 and up per month per unit depending on the company and what you want them to do. Sam gave us some information on property management. Discussion followed. Board will contact area management companies to gather information.

Maintenance Worker - John brought up that we need a maintenance worker to do small jobs around here, as Bob Clemens is no longer able to do them. We need to look at other options to get things done.

Violations Report – Violations Committee had a hearing with realtor that handles a property for not having a tenant interviewed. Discussion followed.

Pressure Washing/Sidewalks & Docks - John reported that sidewalks and fence need pressure washed. Will contact company that did them before.

Boats - Letter was sent out that if not registered with State and Pritchard Island they would be removed. Only 1 person has made contact regarding their boat.

*Bottomline Bookkeeping – contact them for a Boat Registration Form. Send the filled out form back to them with the \$1.50 fee and you will be sent a Pritchard Island registration sticker and the assigned dock space.

UPDATE – RULES & REGULATIONS

14.6 A registration fee of \$1.50 ~~per year~~ will be charged for each boat registered. **This is a one-time fee of \$1.50 not per year.**

SAPIHA - City boat ramp opened on Friday. Dock will be stained by Al's residence.

Old Business – The Noltes have volunteered to water new plants (hedge) placed between their building and building "F". Volunteers still needed to water plants that will be planted to replace those that died around the garbage cans. Discussion followed. Mention made about spray that was used to kill weeds also killed some of our plants. Will talk with Jeff.

New Business – Roof repair. Sam will meet roofer at 8:30 on Wednesday. Discussion followed.

BUDGET – Sam presented the 2008 budget. Discussion followed. Motion to approve by Holly, second by John. Motion carried.
Monthly maintenance fee – effective January 1, 2008 - \$200.00 per unit per month.

Meeting Adjourned 7:35 PM.

ANNUAL MEETING – November 19, 2007

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 19, 2007 6:00 PM

The Pritchard Island HOA meeting was called to order with the following members present: John Siefert, Holly Martin and Sam Gumbel at the Island Office. Motion to accept the minutes, second. Motion carried.

Treasurer's Report – Insurance has been paid for the year. Discussion on roof replacements and roof reserve account, which is funded. (Roof repair and replacement of skylight - \$2900.) Docks – 1 dock per year will be replaced. Maintenance fees – 2 units behind 2 months. Discussion on delay of maintenance checks being deposited. Motion to approve, Holly Martin, second John Seifert. Motion carried.

Violations Report – Violation Committee report – complaint of a Gospel Island Owner parking in guest spot at Pritchard Island. Issue will be addressed by Gospel Island. Discussion on violation procedures. Violations needed to be in writing to a board member. The board will send a letter to the unit owner advising them of the violation. Violation letters were sent to unit owners for the following – dogs running loose, not cleaning up after dogs, driving through a yard and parking in another unit space. Letter will be going out for playing ball around the units.

Pressure Washing/Fence – Henrys Painting & Pressure Washing, they did buildings last time. Several comments on a good job they did. Cleaning & Repainting of fence - \$1350. Pressure washing - \$540. Sam Gumbel motion to approve. Second John Siefert. Motion carried. Pressure washing all sidewalks - \$848. Motion to approve – Sam Gumbel. Second Holly Martin.

SAPHIA – No information to report.

2008 Budget was approved at the last meeting. Copies are available through BottomLine Bookkeeping. Monthly Maintenance Fee for 2008 - \$200.00.

Old Business – BOATS – 4 boats have been taken away as of this date. Several boats have not been registered. Forms are available through BottomLine Bookkeeping. We will be enforcing our Rules & Regulations regarding boats. Sam Gumbel made the motion that boats that have not been registered will be towed out of the water. Attorney will be contacted regarding the disposal of the boats. Second Holly Martin. Discussion followed. Motion carried.

New Business – Neat N Tidy put in 53 plants around the garbage cans. Hedge also replaced between Bldg F & Bldg G. Plants will need to be watered and we will reimburse for water expense. Sam Gumbel will knock on doors to get someone to water plants in each circle.

Unit 858 – stucco coming off wall at entrance. Board will have someone check.
Handymen – Have a list of handymen that will be contacted for an estimate.

Complaints of a dog urinating on the new plants. Discussion followed.

Fence – Several tops of the front entrance fence are rusted and broken. Sam showed a replacement that can be used. Tops of wall caps also need to be fixed.
Sam Gumbel discussed options that could be used. Motion to approve fence job by Sam Gumbel, second by John Serrert. Motion carried.

Sam Gumbel – Want to put money into the other entrance. Discussion followed.
Gumbel asks that the old shrubs be taken out.

Complaint of large hole near tennis courts – turtle hole. Discussion followed.

Complaint of dogs running loose and not cleaning up after them around Building 2.
Discussion on a violation regarding garbage.

Letter on renting a unit – Owners must have their tenants interviewed prior to proposed tenant taking possession of the unit. Discussion.

*Owners/proposed tenants can contact Rose Eshelman or Maxine Hellmers 726-8821 or 212-4147 to set up an interview.

Meeting Adjourned

ANNUAL MEETING

Sam Gumbel – Not enough members present or proxies sent in to hold Annual Meeting.
Requires 25 to hold Annual Meeting and only have 22.

Sam Gumbel made a motion to close the Annual Meeting due to the lack of quorum.
Second by Holly Martin. Carried.

GENERAL MEETING

Meeting reopened.

The 3 members on the board now want to continue to serve but need help to do the work.
This should be a 5-member board. We need help on the Board and on Committees.
Management Company has been brought up as an option. Holly Martin has contacted
area Management Companies for information. Sam Gumbel is also a licensed professional
manager. Discussion followed.

Sam Gumbel – Is there anyone here who wants to volunteer for the Board? We need a
Secretary to help with the paperwork.

Sam Gumbel made a motion to appoint Dana Sutter and Bob Clemens to the Board of Directors. Second Holly Martin. Motion carried.

John Siefert will remain as President. Holly Martin will remain as Vice President. Sam Gumbel will remain as Treasurer.

Maxine Hellmers will serve on the Screening Committee.

Meeting adjourned.

DATES TO REMEMBER

No meeting will be held in December.

Seasons Greetings!

Next regular meeting – January 21, 2008

ANNUAL MEETING – February 18, 2008

OTHER INFORMATION

Monthly Maintenance Fees for 2008 - \$200.00

Interviews for proposed tenants – Rose Eshelman

Maxine Hellmers 726-5531 or 212-4147