

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 12, 2009

President, John Siefert, called the Pritchard Island HOA Board of Directors' meeting to order at 6:10 PM at the island office. Other Board Members present were Sam Gumbel, Treasurer; Dana Sutter, Director and Ray Smith, Director. Mary Edwards was absent.

MINUTES: Motion was made by Sam and seconded by John to accept the Minutes of the December 15, 2008 meeting. Motion carried unanimously.

TREASURER'S REPORT: Sam Gumbel reported that the Profit and Loss Statement shows a loss of \$7,000 for the month. This is in part due to an accounting adjustment that transferred approximately \$9800 from the prepaid insurance asset account to the insurance expense account. There was almost \$5,000 in roofing repairs paid in the month of December. The insurance has been paid in full for the year. Motion was made by Ray and seconded by John to approve the treasurer's report. Motion carried unanimously.

MANAGER'S REPORT: Sam Gumbel, CAM, reported the following:

Safety Deposit Box: The safety deposit box at Regions Bank has been closed.

Pool Lights and Walkway Lights: The power has been shut off on the walkway to the pool as the Board instructed. The four night-lights are on the same meter as the pool lights. This was verified by SECO.

VIOLATIONS COMMITTEE:

Unit 886: Notice was sent 5/08/08 to schedule interview and to update occupant information. A second update form was sent and never returned. Ready for Fining Committee to review and set fine.

Unit 884: Patio screen was out and has been replaced. Dryer vent is missing. Board concurred that this was the owner's responsibility.

Unit 834: No interview has been done with the new tenant. Century 21 has been notified that this must be done. They agreed to send the owner the necessary papers.

Units 892, 834, 880, and 818/820: It was reported that the garbage is being put out early. After monitoring the situation, it appears that this is no longer being done.

A new list of violations was given to Sam.

MAINTENANCE COMMITTEE:

Spanish Moss: The spraying on a few bushes in late November has not worked. Jeff will try a new mixture this week.

Roof Repairs: Front roofing has been replaced on Units 908/910 at a cost of \$3000.00. Vinyl siding on cupola was replaced and waterproofed. Siding was reinstalled at a cost of \$500.00. It was reported that no water barrier was found under siding. Dead valley roofing was replaced on Units 930/932 at a cost of \$1200.00. Siding was waterproofed and reinstalled on Unit 932 at a cost of \$300.00.

Other Maintenance Repairs: Four trashcan lids have been bolted to liners, the pool security lights have been replaced with fluorescents and the pool drain cover has been replaced at a cost of \$499.82.

SCREENING COMMITTEE: Sam will conduct interview for Unit 834 tonight.

OLD BUSINESS: None.

NEW BUSINESS:

Plants Around Garbage Cans: This should be a high priority item since it impacts the look of the property. At present, plants are dormant. A good rainy season is needed to help with the growth of the plants.

There being no further business, the meeting was adjourned at 7:00PM.

Respectfully submitted,

Sam Gumbel, Treasurer
Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 16, 2009

Meeting called to order by Vice President Ray Smith at 6:00 PM at the island office. Other Board members present were Mary Edwards, Secretary; Sam Gumbel, Treasurer and Property Manager; and Dana Sutter, Director. John Siefer, President was absent.

MINUTES: Motion was made by Sam Gumbel, second by Mary to accept the Minutes of the January 12, 2009 meeting without reading. Motion carried unanimously.

TREASURER'S REPORT: Sam reported that all insurance premiums for 2009 have been paid, including the \$64,009 for property insurance borrowed from Reserves. \$5,334 per month will be paid back to Reserves each month from the operating account. Sam recommended a distribution of the interest in the Reserves to individual items to make up deficiencies as of December 31, 2009. Mary made a motion to distribute the interest per Sam's recommendation, seconded by Ray. Motion carried unanimously. Sam stated that a \$35,000 CD is maturing on January 19. After discussion, a motion was made by Ray to roll the CD over to an 11 month CD @ 2.75% with Colonial Bank. Seconded by Mary. Motion carried unanimously.

MANAGER'S REPORT: Sam reported that a walkthrough of the property with a representative of the liability insurance company produced no violations

VIOLATION COMMITTEE REPORT:

Unit 886: Ready for fining committee.

Unit 884: Dryer vent still not replaced. Owner at the meeting said it will be corrected
Units 862, 872, and 870; trash out early. Occupants will be notified if happens again.

Reported by owner at meeting that occupant of 862 has large dog and not being picked up after. Sam will take care of problem.

Reported by owner at meeting that owner of 844 not picking up after pet. Sam to handle.
Report that new occupant in 892 not interviewed.

Report that occupant of 832 leaving bucket and car wash items outside and screen door needs correction.

Discussion regarding maintenance of patios. Sam to check Documents and report to Board.

Broken glass bottles reported at 916. Sam will check.

Unit 870, new renter. Sam to check.

It was suggested that Sam take a more direct approach with owners and occupants with violations rather than waiting for owners to respond to correspondence.

MAINTENANCE COMMITTEE REPORT:

Sam reported that the attempt to kill the Spanish moss failed. Discussion concluded that many plants are old and diseased making them vulnerable to moss growth.

Unit 834 roof leak corrected.

Sam presented a proposal to:

- pressure clean buildings G & H totally, and the other buildings as needed, \$3750
- prep and paint front doors of 894 and 848.....100
- prep and paint letters on West entry walls.....120
- Prep and paint mailboxes.....480

A motion was made by Dana, seconded by Ray to do all but the mailboxes, which may be done by the Postal Service. Motion carried unanimously.

Sam reported that the pool coping would be done in the next two weeks.

SCREENING COMMITTEE REPORT:

Sam reported that interviews were conducted for units 834, 928, and 864.

OLD BUSINESS: None.

NEW BUSINESS: None.

OPEN TO MEMBERS:

A request was made to consider having two community garage sales per year. Sam to review Documents and Rules & Regulations.

There being no further business, the meeting was adjourned at 7:25 PM.

Respectfully submitted,

Sam Gumbel, Treasurer
Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 16, 2009

Meeting called to order by President John Siefert at 6:00 PM at the island office. Other Board members present were Ray Smith, Vice President, Sam Gumbel, Treasurer and Property Manager; and Dana Sutter, Director. Mary Edwards, Secretary was absent.

MINUTES: A correction in the Treasurer's Report was made by Sam. The amount of the property insurance cost should have been \$62,009 for the year and \$5,167.42 per month. Motion was made by Ray Smith, second by Sam to accept the Minutes of the January 12, 2009 meeting without reading. Motion carried unanimously.

TREASURER'S REPORT: Sam stated that a \$35,000 CD that matured on January 19 was rolled over to an 11 month CD @ 2.75% with Colonial Bank. Sam reported that everything is going well with only accounting adjustments needed to statements, which will be adjusted with the bookkeeping company. The Treasurer's report was not approved subject to the Board seeing the adjustments.

MANAGER'S REPORT: Sam reported that the Board's request for him to take a more direct approach to handling violations has been somewhat successful and he will continue. A question from the last meeting about garage sales was researched and it was found that the Rules and Regulations do not allow. This information was given to the owner. Sam reported that the mailbox in front of Building B was hit by a vehicle and will be replaced by the Post Office. Sam proposed that our crime bond be increased from the current \$50,000 to \$200,000 to cover our cash assets. Motion made by Dana, seconded by Ray to increase coverage to \$200,000. Passed unanimously. A motion was made by Sam, seconded by Dana, to appoint Holly Martin to the Violations and Fining Committee. Unanimously approved.

VIOLATION COMMITTEE REPORT:

A full report was given by Sam. It was decided that the minutes would no longer include a detail of violations due to the number being handled.

MAINTENANCE COMMITTEE REPORT:

Sam reported the following:

- Bushes between Bldgs. F & G will be cut down 1/2 3/19.
- Pressure cleaning of buildings and walks started 3/11.
- Prep and painting of doors to 894 and 848 scheduled for 3/17.
- Mailboxes must be painted by Association cost of \$480. Motion made by Dana, seconded by Ray to paint the mailboxes. Passed unanimously.
- Prep and paint letters, West entry. To be done week of 11/23.
- Pool coping repair done.

Sam authorized pressure cleaning company to do walk and pool building for \$200.
Unit 826 flashing over patio roof repaired.

SCREENING COMMITTEE REPORT:

Sam reported that interview conducted for unit 892.

OLD BUSINESS: None.

NEW BUSINESS: Request from unit 826 for assurance in writing that leak has been fixed and will not happen again. Request denied.

OPEN TO MEMBERS:

There being no further business, the meeting was adjourned at 7:20 PM.

Respectfully submitted,

Sam Gumbel, Treasurer
Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
April 20, 2009

The Pritchard Island HOA was called to order at 6:00PM by President, John Siefert at the Island Office. Other Board Members present were Sam Gumbel, Treasurer; and Mary Edwards, Director. Ray Smith, Director came late to the meeting at 6:30 PM. Dana Sutter was absent.

MINUTES: Motion was made by Sam Gumbel to accept the Minutes of the March 16th meeting without reading. Mary Edwards seconded the motion. Motion carried unanimously.

TREASURER'S REPORT: Sam Gumbel has made the necessary corrections to the February Treasurer's Report and made a motion to accept the report. Mary Edwards seconded the motion and it carried unanimously. The March Treasurer's Report was given. Collections from owners have improved. There is only one delinquent owner at this time. The information has been turned over to the attorney for collection from the estate. Mary made a motion to accept the Treasurer's Report. John seconded the motion and it carried unanimously.

MANAGERS REPORT: Sam Gumbel, CAM, gave the following report:

Mail Box Damage: The Mailbox in front of Building B is damaged. The Postal Service has repaired it.

Theft Bond: This has been increased to \$200,000.00 and the increased insurance amount has been paid.

Violation Committee: Violations have been slowing up and are being handled appropriately. Sam nominated Maxine Hellmers for appointment to the Violations Committee. Motion was seconded by Mary and carried unanimously. Maxine accepted the position.

Maintenance Committee: The pressure cleaning of buildings and walks, and the painting of mailboxes have been completed. The pool building and entry walk was pressure cleaned. The pool house Trades Restroom door was blown off during a recent storm. It was replaced and painted at a cost of \$415.54. Various other maintenance items were completed.

Screening Committee: There were no new screenings done this month.

OLD BUSINESS:

Unit 826 Update: A letter from the owner of 826 regarding a leaking area of the patio roof was presented to the Board. Sam presented a letter for reply. The letter was approved with minor changes. It is to be shown to the insurance company and to our attorney for approval before it is mailed.

NEW BUSINESS:

SAPHIA Docks: Al Grubman reported that some teenagers from PIHA have been abusing the use of his dock by leaving litter on it and by climbing in his boat, etc. Also, an owner in Building H parks by the GIHA dock and blocks access to it. Sam said he would look into these matters and try to correct the problems by speaking to the occupants responsible for these actions.

The next PIHA Board Meeting will be held on Tuesday, May 26th at 6:00 PM.

There being no further business, the meeting was adjourned at 6:45PM.

Respectfully submitted,

Sam Gumbel, Treasurer
Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
May 11, 2009

The Pritchard Island HOA was called to order at 6:00PM by President, John Siefert at the Island Office. Other Board Members present were Ray Smith, Vice-President; Sam Gumbel, Treasurer; Mary Edwards, Secretary; and Dana Sutter, Director.

MINUTES: Motion was made by Sam Gumbel to accept the Minutes of the April 20th meeting without reading. John Siefert seconded the motion. Motion carried unanimously.

TREASURER'S REPORT: Sam gave the Treasurer's Report and reviewed the delinquent accounts and the areas that are over budget. These include building maintenance, lawns, and electricity. The first two should average out over the year. Sam will look into the causes of the electricity increase. Dana made a motion to accept the Treasurer's Report. Mary seconded the motion and it passed unanimously.

MANAGERS REPORT: Sam gave the Manager's Report. He first asked if the June meeting could be skipped since he would not be able to attend. After discussion by the Board, Ray made a motion to not have a June meeting. Dana seconded the motion and it passed unanimously.

Old Violations:

Unit 928: Owner was sent a Notice of Violation for noise. Two more complaints have been received. The police were called in one instance. A motion was made by Ray and seconded by Dana to recommend to the Fining Committee to impose a \$100.00 fine.

Illegal Parking by Gospel Island Dock: A black camaro continues to park illegally by the GI Dock. Sam will investigate who the owner is and try to correct the problem.

New Violations:

Unit 896: Complaint regarding loud music. Sam has sent a letter of violation.

Unit 872: Occupants are parking crosswise on guest parking and next to garbage cans. Not following rules for putting out garbage. A certified written notice of violation will be sent.

Unit 862: Two signs in window.

Unit 860: Cat is out continuously. Sam will send Notice of Violation.

Maintenance Committee:

Hedges: The hedges between buildings F & G were cut on March 19th. Tree tops cut and shaped in front of Unit 912. New growth observed on all.

Gutters: Leaking gutters on six units were repaired and caulked. Jeff cleaned all gutters.

Walls: Wall bubbles on two units were repaired.

Unit 926: Needs to be checked for loose plaster on wall and garage.

OLD BUSINESS:

Unit 826 Update: Letter of reply has been sent to owner. Delinquent maintenance fees have been received, but legal and late fees have not.

NEW BUSINESS:

Unit 864: The owner has requested approval to replace windows using a bronze frame. Ray made a motion to approve the request and Mary seconded the motion. It passed unanimously.

There being no further business, the meeting was adjourned at 6:50 PM.

Respectfully submitted,

Sam Gumbel, Treasurer
Property Manager

PRITCHARD ISLAND HOMEOWNER'S ASSOC. INC.
BOARD OF DIRECTORS
SPECIAL MEETING
June 1, 2009

Meeting called to order by Ray Smith at 6:PM.

Present were Ray Smith, VP, Dana Sutter, Director, and Sam Gumbel, Treasurer and Property Manager.

The meeting was called to consider two requests for Architectural Change.

Unit 826 submitted plans for removal of the existing patio/roof enclosure and the installation of a new enclosure and insulated roof. A motion was made by Sam to approve the request, second by Dana, passed unanimously.

Unit 844 submitted a drawing to install a dish cable to the second floor with a 1/2" hole through the siding. A motion was made by Sam to approve the request, second by Ray, passed unanimously.

Meeting adjourned at 6:15 PM.

Respectfully submitted;

Sam Gumbel, Treasurer & Property Manager.

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
July 20, 2009

Meeting called to order by Vice President Ray Smith at 6:00 PM at the island office. Other Board members present were Mary Edwards, Secretary; Sam Gumbel, Treasurer and Property Manager; and Dana Sutter, Director. John Siefer, President was absent.

MINUTES: Motion was made by Sam Gumbel, second by Dana to accept the Minutes of the May 11, 2009 meeting without reading. Motion carried unanimously. Motion made Sam, second by Ray to accept the Minutes of the Special Meeting on June 1, 2009 without reading. Motion passed unanimously.

TREASURER'S REPORT: Sam reported that there was enough cash in the reserve money market account to invest in another CD, but the money market and a one year CD are both paying 2%, so there is no advantage. The Board agreed. A report by Sam on the overage in electricity compared to last year found that the Association is using less electricity than last year, but the rate per KWH has increased more than the reduction in use. Other items are in line with the budget. Motion made by Dana, seconded by Mary to accept Treasurer's Report. Motion carried unanimously.

MANAGER'S REPORT:

Other than the committee reports, there was no other business.

VIOLATION COMMITTEE REPORT:

Old:

Unit 928: It was reported that problems seemed to have stopped. However, incidents have occurred at the pool and cat being allowed to roam outside and creating odor were reported. Sam will talk to owner about cat. A long discussion was held concerning problems at the pool.

Unit 860, cat problem. Notice delivered.

NEW:

Unit 872: Letter of Violation sent June 29th.

Unit 864: Personal items outside. Talked to tenant.

MAINTENANCE COMMITTEE REPORT:

The hedges between buildings E & F cut. Others will be done.

Another pallet of sod has been installed behind buildings D, E & F. Balance should be completed soon.

Painting touched up where bubbled and missing.

SCREENING COMMITTEE REPORT:

Sam reported that interviews were conducted for units 894, 890, 862, and 870, all leases.

OLD BUSINESS:

Received letter from 826 objecting to legal fee collection charge. Sam directed to reply by mail.

NEW BUSINESS:

Motion made by Sam to appoint Jeff Tyson, Unit 820, to the Violations Committee.

Second by Ray, unanimously approved.

Sam was instructed to get bids to number and mark parking spaces and to get a separate bid to seal parking areas.

OPEN TO MEMBERS:

There being no further business, the meeting was adjourned at 7:25 PM.

Respectfully submitted,

Sam Gumbel, Treasurer
Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS
SPECIAL MEETING
July 27, 2009

Meeting called to order by Vice President Ray Smith at 6:00 PM at the island office. Other Board members present were Mary Edwards, Secretary; Sam Gumbel, Treasurer and Property Manager; and Dana Sutter, Director. John Siefer, President was absent.

Proposed changes to the Swimming Pool portion of the Rules & Regulations were presented by Sam. A detailed discussion was held by the Board members and other members from PIHA, SAPIHA and GI. Changes were considered and unanimous agreement was reached on each of the changes. A motion was made by Ray to approve the changes, second by Mary. Unanimously approved.

Respectfully submitted,

Sam Gumbel, Treasurer
Property Manager

AMENDMENT
TO THE
RULES AND REGULATIONS
OF
PRITCHARD ISLAND HOMEOWNER'S ASSOC., INC.

The Board of Directors approved the following amendment to the Rules and Regulations on this 27th day of July, 2009. 11. Swimming Pool will be replaced in its entirety and replaced by the following:

11. Swimming Pool

Only members and their guests may use the swimming pool and do so at their own risk. All persons using the pool are required to obey the posted swimming pool rules. Children under sixteen (16) years of age using the pool and facilities of the recreational area must be accompanied and supervised by a responsible adult. Children under sixteen (16) may not invite guests to utilize the pool as this is a private pool primarily for the use of owners. Guests using the pool are limited to four per day per unit.

- 11.1 Swimming in the pool is permitted between the hours of 8:00 AM and ½ hour before sunset. Since the pool is not guarded, persons using this facility do so at their own risk. Persons using these facilities must be appropriately attired.

The following are the basic rules for persons using the pool:

- 11.1.1 Shower thoroughly each and every time before entering the pool.
- 11.1.2 Babies and toddlers not toilet trained must wear Swimmies when in the pool.
- 11.1.3 Pneumatic floats or other items of similar nature, except swimming aids, are permitted in the pool when ten (10) or fewer persons are using the pool.
- 11.1.4 Pets are forbidden in the entire pool area.
- 11.1.5 Running, ball playing, throwing objects, roller-skating, scooters, or the use of bicycles is not permitted in the fenced pool area.
- 11.1.6 NO GLASS, GLASS BOTTLES or other GLASS CONTAINERS are allowed within the fenced pool area. Food and drinks are prohibited in the pool wet deck area. Food and drinks must be kept under the roof overhang of the pool building. Anyone who hosts or participates in serving or consuming beverages will be held strictly responsible for cleaning up after such refreshments have been consumed and will further be held responsible for any injury resulting from broken glass. No grills inside the fenced pool area.
- 11.1.7 If suntan oils, creams or lotions are used, a towel or other form of protection must be placed on pool furniture to protect the attire of others who use the furniture.
- 11.1.8 ALCOHOLIC beverages are strictly forbidden in the fenced pool area.
- 11.1.9 All containers, food or other items brought into the pool area must be removed when leaving the area and a general cleanup of everything is required.
- 11.1.10 No immoral, improper, offensive or unlawful use shall be made of the pool and pool area. This includes profanity, loud screaming, and yelling, which becomes a nuisance to those at the pool and living in close proximity to the pool.
- 11.1.11 Individuals using the pool must have their own key for entry and exit, and the gate must be closed on entering and exiting.

NOTE

THE BOARD OF DIRECTORS MAY DENY USE OF THE POOL TO ANY OWNER OR TENANT WHO CONTINUALLY VIOLATES ANY OF THE RESTRICTIONS OF THE DOCUMENTS OR RULES AND REGULATIONS, INCLUDING THE POOL RULES.

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
c/o Bottom Line Bookkeeping & Tax Service, Inc.
111 W. Main St.
Inverness, Fl. 344550

July 30, 2009

To all unit owners,

A Special meeting of the Board of Directors was held on July 27th, 2009 at the Island Meeting Room. The reason for the meeting was to address problems that have been occurring at the pool. Enclosed are the minutes from that meeting as well as new Rules and Regulations for the pool, replacing the current section.

This information is being sent to current owners only. It is your responsibility to notify you tenants or other occupants of your unit about this change.

If you have any questions, please write Sam Gumbel at the above address, or call 352-560-0046.

Very truly yours;

Sam Gumbel, Treasurer & Property Manager
For the Board of Directors

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS
SPECIAL MEETING
August 5, 2009

Meeting called to order by Vice President Ray Smith at 6:00 PM at the island office. Other Board members present were Mary Edwards, Secretary; Sam Gumbel, Treasurer and Property Manager; and Dana Sutter, Director. John Siefer, President was absent.

The purpose of the meeting was to consider fines against the owner of unit 872 for continuing violations. There was a review of the violations, and the Notice of Violations, against this unit. A motion was made by Dana to fine the owner on eight separate repeat violations at \$100, for a total of \$800. Second by Ray. There being no further discussion the vote for the motion was unanimous.

Respectfully submitted,

Sam Gumbel, Treasurer
Property Manager

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PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 17, 2009

Meeting called to order by Treasurer Sam Gumbel at 6:00 PM at the island office. Other Board members present were Mary Edwards, Secretary and Dana Sutter, Director. John Siefer, President and Ray Smith, Vice President were absent.

MINUTES:

Motion was made by Dana, second by Mary to accept the Minutes of the July 20, 2009 meeting without reading. Motion carried unanimously.

Motion made Dana, second by Mary to accept the Minutes of the Special Meeting on July 27, 2009 without reading. Motion passed unanimously.

Motion made by Dana, second by Mary, to accept the Minutes of the Special Meeting on August 5, 2009 without reading. Motion passed unanimously.

TREASURER'S REPORT:

Sam reported that actual income, and expenses compared to the budget after seven months are showing a variation of only \$863 to the negative. Many items are pre-paid and should balance out through the remainder of the year to keep us very near our budget. Motion made by Dana to accept the Treasurer's report. Second by Mary. Motion passed unanimously.

MANAGER'S REPORT:

A letter was received from the owner of 854 and a response letter was presented to the Board for approval. Dana made a motion to approve the response letter, second by Mary, unanimously approved.

Sam reported that oak tree trimming is planned for November where they overhang the berm, obstructing the view.

VIOLATIONS COMMITTEE REPORTS:

Old:

Fine approved at Special Meeting has been sent to Fining Committee.

NEW:

Received two complaints. One violation letter sent and one owner called.

MAINTENANCE COMMITTEE REPORT:

Dead tree replaced in front of 842.

Last pallet of sod has been installed behind buildings F, G, and H.

Electrician will replace outlet at pool drinking fountain and one night-light.

Filters to pool replaced. Motion made by Dana to approve \$1250 expense. Second by Mary. Unanimously approved.

Sam instructed to have bushes around pool cut down level with top rail of fence.
Sam instructed to get bid for bushes around utility box of Bldg. D.

SCREENING COMMITTEE REPORT:

Sam reported that interviews were conducted for units 912, 854, and 832, all leases.

OLD BUSINESS:

Sam presented two bids for sealing and/or striping and lettering parking areas. This was tabled until the next meeting to allow for more bids.

→ NEW BUSINESS:

Two bids were presented to replace the floating dock and ramp of dock #3. A motion was made by Dana to accept the bid from Dockmasters of Homosassa, Inc. Second by Mary. Unanimously approved.

OPEN TO MEMBERS:

There being no further business, the meeting was adjourned at 7:15 PM.

Respectfully submitted,

Sam Gumbel, Treasurer
Property Manager

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PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 14, 2009

Meeting called to order by Vice President Ron Smith at 6:00 PM at the island office. Other Board members present were Mary Edwards, Secretary, Sam Gumbel, Treasurer, and Dana Sutter, Director. John Siefer, President absent.

MINUTES:

Motion was made by Dana, second by Mary to accept the Minutes of the August 17, 2009 meeting without reading. Motion carried unanimously.

TREASURER'S REPORT:

Sam reported that actual vs. budget figures are running very close for the year through August 31. A \$75,000 CD will mature on September 28. A motion was made by Mary, second by Dana to roll over this CD, plus add \$25,000, into a one-year best available option. Motion passed unanimously. Motion made by Dana to accept the Treasurer's report. Second by Mary. Motion passed unanimously.

MANAGER'S REPORT:

Sam reported that nomination letters were mailed before September 1st as required in the Documents. As of this meeting, only four letters of eighty-three sent out have been returned.

VIOLATIONS COMMITTEE REPORTS:

Old:

Sam reported that the fine sent to the Fining Committee could not hold a meeting at this time due to one member not being available. After discussion, a motion was made by Ray to appoint Rose Eshelman to the Fining Committee. Second by Dana. Unanimously approved.

NEW:

None.

MAINTENANCE COMMITTEE REPORT:

Electrician replaced outlet at pool drinking fountain and one night-light.

Plants installed around utility box of Building E.

A discussion was held about dead and unhealthy hedges and bushes. After discussion, a motion was made by Ray to add \$2000 from the operating account to Beautification, Landscaping for removal and new plants, with Sam to use his discretion in the use of the money. Second by Dana. Unanimously approved.

SCREENING COMMITTEE REPORT:

Sam reported that an interview was conducted for the sale of unit 854.

OLD BUSINESS:

Sam reported that the new floating portion of Dock #3 should be installed by late this month. Also, new bids are being sought for the sealing and/or striping of the parking areas.

NEW BUSINESS:

OPEN TO MEMBERS:

There being no further business, the meeting was adjourned at 7:10 PM.

Respectfully submitted,

Sam Gumbel, Treasurer
Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
November 16, 2009

Meeting called to order by President John Siefert at 6:00 PM at the island office.
Other Board members present were Ray Smith, Vice President, Mary Edwards, Secretary, Sam Gumbel, Treasurer, and Dana Sutter, Director.

MINUTES:

Motion was made by Sam, second by Ray, to accept the Minutes of the October 19, 2009 meeting without reading. Motion carried unanimously.

TREASURER'S REPORT:

Sam reported that the Association, as of October 31, is very close to plan with \$1,232 under budget. Delinquencies are very low.

Motion made by Ray to accept the Treasurer's report, second by Mary. Motion passed unanimously.

MANAGER'S REPORT:

Violations:

New:

Two minor violations were reported. The occupants corrected them when requested

Maintenance:

Sam reported that the new plants around the trash cans are doing well. Two washouts in the berm will be filled and sod installed this week. Also, the planters where the bad hedges were removed will be covered with sod at the same time. Tree trimming will be done in December.

Screening:

New tenants for 864 and 870 interviewed.

OLD BUSINESS:

Sam presented the budget for 2010 to the Board, with adjustments recommended at the October meeting. Property insurance is again the big item. Sam will now start shopping for a reduced rate, with our renewal date in February 2010. Painting of the buildings will be the first part of 2010. Dana made a motion to accept the revised budget as presented. Mary seconded the motion. Unanimously approved.

NEW BUSINESS:

None.

There being no further business, the meeting was adjourned at 6:35 PM.

Respectfully submitted,

Sam Gumbel, Treasurer
Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
MEMBERS MEETING
November 16, 2009

The meeting was called to order at 6:35 PM and John Siefert was appointed chairman.

A quorum was established with 13 members present and 20 proxies totaling 33.

Voting ballots for Directors were counted and the Directors on the 2009 Board were voted back on the Board.

They are:

John Siefert
Ray Smith
Dana Sutter
Mary Edwards
Sam Gumbel

NEW BUSINESS:

A Motion was made by Sam Gumbel to use reserve money to finance the property insurance for 2010, with 2.5 % interest to be paid by operating to reserves.
Second by Al Grubman. Passed unanimously.

There being no other business to come before the membership, meeting adjourned at 6:55 PM.

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
2010
BOARD OF DIRECTORS MEETING
November 16, 2009

Meeting called to order at 6:56 PM at the island office. Directors present were John Seifert, Ray Smith, Mary Edwards, Sam Gumbel, and Dana Sutter.

John Siefert appointed chairperson.

ELLECTION OF OFFICERS:

John Seifert nominated Sam as Treasurer. Second by Dana. Passed unanimously.
Sam nominated Dana as Vice President. Second by Mary. Passed unanimously.
Sam nominated Mary as Secretary. Second by John. Passed unanimously.
Sam nominated John as President. Second by Dana. Passed unanimously.

NEW BUSINESS:

There being no further business, the meeting was adjourned at 7:00 PM.

Respectfully submitted,

Sam Gumbel, Treasurer
Property Manager