

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

January 18, 2010

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 two Board meetings held November 16, 2009. Unanimously approved.

TREASURER'S REPORT:

Sam reported a net income in 2009 of \$1029.71. Major deficits were in electricity and insurance. Savings in other areas made up the difference.
A \$35,000 CD matures 1/19/10. A motion was made by John to roll over this CD, plus another \$15,000 into a new 12 month CD of \$50,000. Second by Dana. Passed unanimously. Sam to shop for the best rate.
A recommendation was presented by Sam to adjust reserve accounts and distribute 2009 interest to specific accounts. Motion made by Ray to make the recommended adjustments. Second by John. Passed unanimously.

MANAGER'S REPORT:

Sam reported that a personal injury report was received by an owner. The incident was reported to our liability insurance company and to contractor involved.

Violations:

Violations and action taken were discussed.
New violations were reported and Sam said he would handle.

Maintenance:

Sam reported that 60 new plants around the trash cans were installed. All new plants seem to be doing well. The dead valley roofing of units 846/848 was replaced. Flashing replaced in dead valley of unit 840. Replacement of front roof and 2 skylights, of unit 920 has been authorized. Replacement of vandalized letter at front entry authorized. Berm washouts corrected and sod installed. Oak trees lifted along berm. Front hedges cut back and Spanish moss removed from trees and shrubs around units..

Screening:

New tenants for 902 and 822 interviewed.

OLD BUSINESS:

Signors on the accounts was discussed and it was decided to leave them as they are.

NEW BUSINESS:

Insurance proposals were presented. Mitigation inspection is scheduled for tomorrow. We also need an updated replacement report. Motion made by Mary to accept bid by State Wide if the \$15,000 mitigation credit is obtained. If not, accept the bid from Van Allen. Second by Ray. Unanimously approved.

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.
SPECIAL MEETING
BOARD OF DIRECTORS
January 24, 2010

Meeting called to order by President John Siefert at 11:00 AM at the island office.
Other Board members present were Ray Smith, Vice President, Mary Edwards, Secretary, Sam Gumbel, Treasurer, and Dana Sutter, Director.

The sole purpose of the meeting was to review insurance proposals and decide which to accept for 2010. After comparison and discussion, a motion was made by John to accept the proposal from Van Allen Insurance of Inverness. Second by Dana. Passed unanimously.

The meeting was adjourned at 11:45 AM.

Respectfully submitted,

Sam Gumbel, Treasurer
Property Manager

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

February 15, 2010

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

MINUTES:

Motion was made by Sam, second by Mary, to accept the Minutes of the two Board meetings
held on January 18 and 24. Unanimously approved.

TREASURER'S REPORT:

Sam presented the financial statements and noted that some adjustments need to be made by our
bookkeeping company and the adjusted statements will be presented at the next meeting.
A \$50,000 CD was purchased with an interest rate of 1.85% .
An Amendment to the Insurance portion of the Budget Justification, a Proposal for Distribution of
of Budgeted Insurance Overage, and a Letter to Owners notifying them of a \$30 deduction in
maintenance fees per month starting March 1, 2010 was presented. Motion made by John to accept
Sam's recommendations. Second by Mary. Passed unanimously.

MANAGER'S REPORT:

Violations:

None reported.

Maintenance:

Replacement of front roof and 2 skylights, of unit 920 has been completed.
Replacement of vandalized letters at front entry should be done this week.
Spanish moss removed from balance of shrubs and trees in front of units.
Yearly mulch installation completed.
Liability insurance company requiring corrections. Sam will handle.
Waste Management called regarding damage to concrete bumpers.

Screening:

New tenant for 912 and new owner of unit 910 interviewed.

OLD BUSINESS:

None.

NEW BUSINESS:

Dog in 902 not being picked up after. Also seems large for the community.
Cat from unit 878 running loose.
A request was made, along with suggestions to remove dead plants and improve
front entry plants.
It was planned to start the next meeting at 5:30 to walk the buildings and decide
if pressure cleaning of buildings is needed this year.

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

Respectfully submitted,

Sam Gumbel, Treasurer
Property Manager

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

March 22, 2010

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

MINUTES:

Motion was made by Sam, second by Dana, to accept the Minutes of the Board meeting held on February 15, 2010 without reading. Unanimously approved.

TREASURER'S REPORT:

Sam presented the financial statements and noted that the February 28 statement is correct to date with adjustments needed from the January meeting completed.

The adjusted 2010 budget to correct for the decrease in insurance premiums was presented.

Motion made by Dana, second by John, to accept Treasurer's report. Unanimously approved.

MANAGER'S REPORT:

Violations:

No new violations reported. Minor violations found by Sam have been corrected. A request was presented from an owner requesting re-imbusement for plants installed in her front planter to replace those bushes dying or in bad shape. A motion was made by Dana, Second by John, not to reimburse because the new plants are not compatible to the surrounding units, and no request for the change had been received, or approval given by the Board. Sam is to notify the owner of the Boards decision and install new hedges compatible to the surrounding units.
Second by John. Unanimously approved.

Maintenance:

Plumbing backup outside unit 868 corrected.
Items needing correction per inspector from Tower Insurance have been corrected.
Replacement of vandalized letters at front entry completed.
Three concrete bumpers replaced at trash cans serving buildings F & G.
Miscellaneous damage to siding and soffits from 6" rain storm have been corrected.
Four units reported water intrusion at slab during 6" storm. Corrections underway.
Plants installed at final two trash can areas. Others doing well.
Working on plans for improvements to front entries.

Screening:

No new interviews.

OLD BUSINESS:

The pressure cleaning of buildings this year was discussed after viewing. Motion made by Sam not to pressure clean this year. Second by Sam. Unanimously approved.

NEW BUSINESS:

None.

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

Respectfully submitted,

Sam Gumbel, Treasurer
Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES

April 19, 2010

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

MINUTES:

Motion was made by Ray, second by Dana, to accept the Minutes of the Board meeting held on March 22, 2010 without reading. Unanimously approved.

TREASURER'S REPORT:

Sam presented the financial statements and noted two small adjustments needed which are being researched by Bottom Line Bookkeeping. There is now over \$200,000 in our Reserve Accounts. Through the first quarter of this year we have approximately \$4,000 profit.
Motion made by Sam to accept the Treasurer's Report. Second by Ray. Unanimously approved.

MANAGER'S REPORT:

Violations:

Per instructions given at the last meeting, a discussion was held with the owner that changed a planter without Board approval. The owner agreed to install a hedge as required and move other plantings with the cost of the hedge plants reimbursed by the Association. This has now been completed.

Sam noted that owners of boats are not contacting him for registration and dock assignment. They have been cooperating when their boats have had notices put on them.

Maintenance:

More sprinkler and standard hoses were purchased to allow irrigation of all trashcan plants. Landscape improvement plans were presented and discussed. The front entries were also discussed. A motion was made by John to have electric to the East entry and 8 lights installed. Second by Ray. John, Dana, Ray, and Mary voted yes. Sam voted no.
The addition of a retaining wall and replacement of another was discussed. The Board requested more proposals and/or alternatives.

Screening:

No new interviews.

OLD BUSINESS:

A draft letter to the Florida Insurance Commission concerning our former insurance agent was presented by Sam. This was discussed at the last meeting. A motion was made by Ray to send the letter, with amendments. Second by Dana. Passed unanimously.

NEW BUSINESS:

A letter from our insurance agent was presented and discussed, requiring no action at this time.

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

Respectfully submitted,

Sam Gumbel, Treasurer
Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES

May 17, 2010

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

MINUTES:

Motion was made by Sam, second by Mary, to accept the Minutes of the Board meeting held on April 19, 2010 without reading. Unanimously approved.

A question and answer session was held with Jeff from Neat & Tidy Lawn Service. Plant replacement and maintenance and his proposal for a retaining wall replacement were discussed. Majority general agreement was given by the Board to increase spraying pesticide and fungicide of shrubs and trees from two to four times per year, fertilize trees and shrubs two times per year and plant annuals at the South front entry. The berm behind unit 916 to be re-sodded and the owners existing patio stone to be re-installed. Direction was also give to reduce the height of the shillings on the South side of the North entry to allow an unobstructed view of the oncoming traffic. All of these items to be done in the constraints of the existing budget.

TREASURER'S REPORT:

Sam presented the financial statements. All expense items are meeting expectations as planned in the budget. Motion made by Mary to accept the Treasurer's Report. Second by John. Unanimously approved.

MANAGER'S REPORT:

Violations:

Complaint of barking dog, unit 826. Talked to owner.

Maintenance:

2" water line under sidewalk to pool broke and has been repaired.

Hose bib replaced, unit 930. Cut off valve replaced, unit 824.

Deposits given to SECO for electric meter installation at North entry.

The replacement of the retaining wall at unit 932 was discussed and two proposals were presented. The Board requested further information about the two proposals.

Screening:

Interviewed new tenants for unit 872.

OLD BUSINESS:

Update presented on insurance claim from unit 846.

NEW BUSINESS:

A motion was made by John to appoint Louise Clemens to represent PIHA, original units, on a Social Committee made up of one member each from PIHA, SAPIHA, and Gospel Island. Second by Dana. Unanimously approved.

Waste Management is changing scheduled pickup time to early AM. Motion made by John to change Rules and Regulations to allow trash to be placed out after 6:00 PM the day prior to trash pickup. Second by Mary. Unanimously approved.

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

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES

June 21, 2010

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

MINUTES:

Motion was made by Sam, second by Mary, to accept the Minutes of the Board meeting held on May 17, 2010 without reading. Unanimously approved.

TREASURER'S REPORT:

Sam presented the financial statements and it was noted that there is approximately \$7000 of net profit to date this year.

A discussion of cash available for opening another CD was held. A motion was made by John to buy a \$40,000 CD from Mercantile Bank paying 2.8% guaranteed for 60 months. Up to 50% can be withdrawn anytime after 1 year with no penalty, and a minimum of \$500 can be added each month. Second by Mary. Unanimously approved.

Motion made by John to apply the electric light hookup expenses to the Contingency line item of the financial statement. Second by Mary. Unanimously approved.

Motion made by Mary to accept the Treasurer's Report. Second by John. Unanimously approved.

MANAGER'S REPORT:

Sam reviewed events of incidents occurring at the pool by guests of unit 833. A motion was made by John to remove pool privileges of unit 833 for one year. Second by Sam. Unanimously approved.

Violations:

All reported violations have been handled. None serious.

Maintenance:

A motion was made by John to accept the proposal from Neat & Tidy for replacement of the retaining wall behind unit 932. Second by Mary. Unanimously approved.

Annuals have been installed at the East entry.

Loriapi has been installed in the large planter in front of 874.

Screening:

Interviewed new tenants for unit 928 and 824.

SOCIAL COMMITTEE:

Nancy Smith, Chair of the Social Committee, reported that the plan is to start functions the third Thursday of September. A request was made for the Board to fund a number of items. John made a motion to approve a \$250 fund for items needed by the Committee. Second by Mary. Unanimously approved.

OLD BUSINESS:

An acknowledgment letter was read from Florida Department of Financial Services regarding possible action against our former insurance agent.

NEW BUSINESS:

A letter was received about excess watering at the front entry. This has stopped due to the start of the rainy season.

A request was submitted from unit 870 to install an interlocking brick patio, 4' 4" x 15'. Sam made

a motion to approve the request. Second by John. Unanimously approved.
A request was received from unit 874 to extend their patio out an additional 4' for a total of 8'. This was tabled until the next meeting to allow Sam to review the Documents concerning changes of this type.

OPEN TO MEMBERS:

It was brought to the Board's attention that the end of the railing on dock #1 was loose. Sam to have repaired.

It was reported that the docks are getting slippery since the rainy season started. Sam made a motion to have the docks bleached and pressure cleaned. Second by John. Unanimously approved.

Complaint received that Neat & Tidy is not controlling the weeds in the planters, streets, and walks. Sam to take this up with them.

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
MINUTES

July 19, 2010

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

MINUTES:

Motion was made by Dana to approve minutes of the Board meeting held on June 21, 2010 without reading. Second second by Mary. Unanimously approved.

TREASURER'S REPORT:

Sam presented the financial statements and it was noted that there is approximately \$10,514 of net profit as of June 30.

A \$40,000 CD was opened with reserve funds. As of 6/30/10 there is \$205,850 in reserves.

Motion made by Ray to accept the Treasurer's report. Second by Dana. Unanimously approved.

MANAGER'S REPORT:

Violations:

Delivered nine letters to occupants concerning trash out 4th to the 7th of July.

Maintenance:

Pressure cleaning and bleaching of all docks has been completed.

Retaining wall replacement behind unit 932 has been completed.

Patio blocks behind 916 removed and replaced. Grade corrected and sod installed.

Rotted landscape timbers at street planter in front of unit 874 removed and replace with 4" x " PT.

Screening:

Interviewed new tenants for unit 854.

SOCIAL COMMITTEE:

Nancy Smith, Chair of the Social Committee, reported that a few items have been purchased and plans are ongoing.

OLD BUSINESS:

Motion made by John for Sam to consult attorney concerning PIHA enforcing its rules for a common element against a Gospel Island member. Second by Dana. Unanimously approved.

NEW BUSINESS:

Report that unit 940 has commercial sign on truck. Sam to handle.

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

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES

August 16, 2010

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

MINUTES:

Motion was made by Sam to approve minutes of the Board meeting held on June 21, 2010 without reading. Second by Dana. Unanimously approved.

TREASURER'S REPORT:

Sam presented the financial statements. A correction was noted to last months profit reported for the year, through June 30, being \$10,514. A correction in the maintenance fees invoiced resulted in a profit through July 31 being \$3,268.

Ray moved to accept the treasurer's report. Second by Mary. Unanimously approved.

MANAGER'S REPORT:

Violations:

Two violations reported by one tenant. Real Estate Agent for owner sent note to tenant.

Maintenance:

Purple fountain grass installed in street planter in front of 874-876.

Estimate of \$35 per pool lounge to replace white strap received. Will do in winter.

Installed new rope railing on Dock #8.

Plumbing drain root clog, unit 860. Tree removed. New line to be installed.

Screening:

None.

OLD BUSINESS:

Installation of new lights at North entry due this week.

Motion made by Sam to accept responsibility for enforcement, fining and suspensions of Gospel Island members when violations concerning elements common to all lots on Pritchard Island occur, including the use of Pritchard Island Homeowner's Association Fining Committee. This subject to a letter from Gospel Island Homeowner's Association relinquishing the responsibility. Second by John.
Unanimously approved.

NEW BUSINESS:

Motion made by John to permit Sam to spend another \$10,000 for roof repair and replacements, at his discretion without further approval from the Board. Second by Mary. Unanimously approved.
Sam reported that a claim is being filed with GAF Corp. for defective roof shingles.

There being no further business, the meeting was adjourned at 6:40 PM.

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES

September 27, 2010

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

MINUTES:

Motion was made by Sam to approve minutes of the Board meeting held on August 16, 2010 without reading. Second by Ray. Unanimously approved.

TREASURER'S REPORT:

Sam presented the financial statements. Income for the year through August 31 was \$1997.
A discussion was held concerning a \$100,000 CD that matured Sept. 9, 2010. A motion was made by Ray to put the money into the existing 5 year CD with Mercantile Bank at 2.8%. Second by Dana. Unanimously approved.
Ray moved to accept the treasurer's report with an adjustment noted to Contingency Fund on the Income Statement. Second by Mary. Unanimously approved.

MANAGER'S REPORT:

Violations:
Two violations were reported with one being sent a certified letter.
Maintenance:
Wash out on lake berm filled and sod installed.
Screening:
None.

OLD BUSINESS:

Installation of new lights at North entry due this week if fixtures come in. Three have been installed.
Letter from Gospel Island Homeowner's Association relinquishing responsibility for enforcement of rules of common elements used by all, to PIHA, has not been received. Sam to check.
Claim against GAF almost ready for filing. Motion made by Ray to appoint Sam as the Board representative with authority to negotiate and accept settlement with GAF. Second by Dana. Unanimously approved.

NEW BUSINESS:

Request from unit 820 to install windows in screen frames. Motion made by Ray to approve request. Second by Dana. Unanimously approved.
Motion made by Dana to authorize Sam to write letter of violation to a Gospel Island member for their guest parking in a PIHA spot. Second by John. No final vote taken until next meeting to allow Sam to talk to the Sheriffs Department about action they can take.
Request by letter from unit 810 received and read. He requests trimming of all palm and oak trees along Gospel Island Road adjoining Pritchard Island Road. Motion made by Ray to not cut the trees requested. Second by John. Sam directed to meet with owner of 810 to more define the request, and to then get an estimate for the trimming. Motion tabled until the next meeting.

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
MINUTES

October 18, 2010

Meeting called to order by President John Siefert at 6:00 PM at the island office.
Other Board members present were Sam Gumbel, Treasurer, Mary Edwards, Secretary, and Dana Sutter, Vice President. Ray Smith, Director, arrived at 6:10 PM.

MINUTES:

Motion was made by Mary to approve minutes of the Board meeting held on September 27, 2010 without reading. Second by Ray. Unanimously approved.

TREASURER'S REPORT:

Sam presented the financial statements. Income for the year through September 30 was \$2668. \$100,000 from a matured CD has been put into an existing 5 year CD at 2.8%. Total in Reserves on September 30 was \$211,097. A motion was made by Ray to accept the Treasurer's Report. Second by Mary. Passed unanimously.

MANAGER'S REPORT:

Violations:

Unit 864—car parts in side yard and trash can behind bushes. Can and parts placed on patio. Owner called and tenant spoken to.

Unit 882—Boat sticker given. Still not on boat. Will call.

Maintenance:

New clock/thermometer purchased and installed at pool.
Sod installed behind 932 & 868.

Screening:

None.

SOCIAL COMMITTEE:

A get acquainted social held at the pool deck on September 28 for all PIHA, SAPIHA, and Gospel Island members. About 20 people attended and all felt it was a good event.

OLD BUSINESS:

Installation of new lights at North entry completed. Waiting on final inspection and meter.
Letter from Gospel Island Homeowner's Association relinquishing responsibility for enforcement of rules of common elements used by all, to PIHA, still not received.
Claim submitted against GAF with all documentation and materials have been sent. Letter of receipt received by GAF. Another letter received today requesting a few more documents.
Sam talked to the Sheriffs Department about action they can take against owners parked in another owner's space. Told him that they will respond to a call, but have not authority to have vehicle towed or force owner to move the vehicle. Decision made not to take any further action.
Request from unit 810 for tall palm and tree trimming. Motion made by Ray to not trim trees that are taller than our lawn service can trim. A letter is to be written in answer to the request. Second by Mary. Unanimously approved.

NEW BUSINESS:

Annual Member's Meeting notification ready to send. No voting ballot needed as only the current Board Member's accepted nomination.
Traffic "STOP" strip at East entry reported as too far back from road edge. Sam has called utilities dept. but has not made contact yet.
13 strips of land between SAPIHA units still titled to former developer. Developer has agreed to have

this land quit claimed to PIHA.
A proposal was submitted to lift trees and remove moss in lake area behind all PIHA buildings for \$800 per day. Ray moved to have the work done. Second by Mary. Unanimously approved.

BUDGET WORKSHOP:

The proposed budget was presented and adjustments made. Final review will be made and approval will be given at the November 15th meeting.

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

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

PRITCHARD ISLAND HOMEOWNER'S ASSOC., INC.
ANNUAL MEMBERS MEETING
November 15, 2010

The meeting was called to order at 6:00 PM.

A motion was made by Sam Gumbel to appoint John Seifert as Chairperson. Second by Dana Sutter. Unanimously approved.

A motion was made by Sam Gumbel to approve the November 16, 2009 members meeting minutes without reading. Second by Dana Sutter. Unanimously approved.

A quorum was established with 10 members present and 21 verified proxies received.

Appointment of Directors:

Five members accepted a nomination to the Board out of all nominations received.

No election, therefore, was needed. They are also the existing Directors.

Sam Gumbel made a motion to accept the five by acclamation. Second by John Seifert. Unanimously approved. The Directors for 2011 will be:

John Seifert
Ray Smith
Dana Sutter
Mary Edwards
Sam Gumbel

NEW BUSINESS:

A motion was made by Sam Gumbel to finance our insurance premiums with the Associations Reserve funds for the year 2011, with 2.8% interest to be paid by Operating to Reserves. Second by Mary Edwards. Unanimously approved.

Meeting adjourned at 6:10 PM.

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES

November 15, 2010

Meeting called to order at 6:10 PM at the island office.

ROLL CALL:

Directors present were John Seifert, Dana Sutter, Mary Edwards, Ray Smith and Sam Gumbel.

A motion was made by Sam that John be Chairperson. Second by Dana. Unanimously approved.

A motion was made by Sam that all officers maintain their current positions for 2011. Second by John. Unanimously approved. The officers will be

John Seifert, President
Dana Sutter, Vice President
Mary Edwards, Secretary
Sam Gumbel, Treasurer
Ray Smith, Director

MINUTES:

Motion was made by Mary to approve minutes of the Board meeting held on October 18, 2010 without reading. Second by Ray. Unanimously approved.

TREASURER'S REPORT:

Sam presented the financial statements. Income for the year through October 31 was \$2633. Total in Reserves on October 31 \$213,062. Two members are in arrears on their maintenance payments and have been given to an attorney for collection. A motion was made by Ray to accept the Treasurer's report. Second by John. Passed unanimously.

MANAGER'S REPORT:

Bids are being requested for insurance, lawn maintenance, and seal coating/marketing of parking areas. Letter to owners and notification of annual assessments will be sent after approval of Board.

Violations:

Notice of commercial trailer parked on weekends will be investigated.

Loose cat reported. Discussion was held about this and other animals, wild and domestic.

A motion was made by Ray to purchase a trap for Sam to use and take the animals off the property. Second by Mary. Unanimously approved.

Maintenance:

Mums have been installed in the circular areas of the West entry, but they are not doing well.

Red mulch has been installed in front of the walls at the West entry. The Board recommended continuing the red mulch where the fence columns are located.

Sam recommended installation of a hose bib on each side of the West entry for access to water for just the circular planters at a cost of \$400. The Board agreed.

Sam to check on dirt washing out from under sidewalk in front of Unit 868.

Screening:

New tenants interviewed for units 860 and 864.

Sam to check on new residents in 842.

SOCIAL COMMITTEE:

A get acquainted social was held at the pool deck on October 21 for all PIHA, SAPIHA, and Gospel Island members. Another social is scheduled for November 18 at 5:00 PM . It is planned for the fourth Thursday of every month, but for November and December it will be held on the third Thursday.

OLD BUSINESS:

Installation of new lights at North entry completed. East entry lights are now working, but line to the West side seems to be disconnected. Sam is working on correcting.

A full review of the plans for the East entry was presented by Sam.

John made a motion to have the existing hedges removed now, to install new plants when recommended for best survival, and use water from the two homes nearest the entrance to be reimbursed. Second by Mary. Unanimously approved.

Letter from Gospel Island Homeowner's Association relinquishing responsibility for enforcement of rules of common elements used by all, to PIHA, still not received. Their Gospel Island Board has approved the relinquishment.

Claim submitted against GAF for defective roofing shingles has resulted in a settlement offer, received today, of \$13,822.40. This will be put in roofing reserves as soon as received.

The Budget for 2011 was again reviewed. Motion made by Ray to adjust the proposed budget to make the assessment \$215 per unit per month for 2011. Second by Dana. Unanimously approved.

Traffic "STOP" strip at East entry has been checked and found to be correct.

No action reported on the 13 strips of land between SAPIHA units still titled to former developer.

NEW BUSINESS:

None.

There being no further business, the meeting was adjourned at 7:19 PM.

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager