

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
FIRST MEETING OF THE 2015 BOARD OF DIRECTORS
MINUTES

January 19, 2015

Meeting called to order by President Dana Sutter at 6:00 PM. Directors present were Scott Hanson - Vice President, Kristine Kostis - Secretary, Sam Gumbel - Treasurer, and Kathy Weunstel.

MINUTES

Motion made by Sam to approve minutes of meeting held on November 17, 2014 without reading.

TREASURER'S REPORT

2014 resulted in \$2,114 of income over expenses. Some expense items went over budget, but were made up by some expense items that were under budget, recovery of legal fees, and interest charges. Motion made by Scott to approve the Treasurer's Report. Second by Kathy. Unanimously approved.

MANAGER'S REPORT

Sam reported that he made the decision, authorized by the 2014 Board, to transfer bookkeeping services to Integrity Tax & Bookkeeping Service effective January 1, 2015. Annual letter to owners sent in December.

Violations:

All reported complaints have been resolved except one.

Maintenance:

Sam reported on sewage backup into units 902 and 916. He is currently working on resolution. Plumber recommended that the main line to Bldg. G be blown out once per year. He also recommended using a camera to inspect all lines to all buildings every four to five years at a cost of \$1,000 to \$1,500.

Motion made by Sam to use camera to inspect lines in all buildings. Second by Scott. Unanimously approved.

Twelve pallets of sod were used to outline planters as planned. Two pallets were needed to correct damage to water retainage areas caused by recent heavy rains.

PVC drain installed in berm to correct washouts from recent heavy rains.

Yearly red mulch installation complete.

Palm trees trimmed. One palm tree in front of unit 826 removed. Considered in danger of breaking.

Debris on roofs blown off and gutters cleaned.

Weeds from berm to lakefront cut.

Filled abandoned gopher tortoise hole in back of Bldg. D.

Toilet replace in men's restroom at pool due to slow flow and stoppage.

Sam instructed to have trash and recycle dumpster three times per week

Screenings:

New owner for unit 904 interviewed and approved.

Motion made by Scott to accept the manager's report. Second by Kathy. Unanimously approved.

COMMITTEE REPORTS

No committee members present. General approval was given for Sam to have Mule Grass installed inside the circle hedges at the front entries.

OLD BUSINESS

Sam told today that the dock replacements will commence in about two weeks. Still no word from attorney regarding palm tree cutting.

Sam instructed to increase dumpster pickups to three times per week after a long discussion about what else can be done to eliminate them.

Motion made by Kristine to not enforce "personal items" outside the unit portion of the Documents.

Second by Scott. Voting results, Kristine-yes, Scott-yes, Kathy-no, Dana-no, Sam-no.
Consideration of changes to Rules and Regulations tabled since last meeting again tabled.

NEW BUSINESS

The current attorney handling the Associations legal issues has terminated her position with PIHA.

Motion made by Sam to change the attorney to Megan Fitzpatrick. Second by Kathy. Unanimously approved.

Board agreed to accept donation of an aluminum patio set.

Subject of additional compensation for property manager for work done in 2014 discussed for a short period with nothing resolved.

OPEN TO MEMBERS

There being no further business, the meeting was adjourned at 8:25 PM.

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

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

January 20, 2014

Meeting called to order 6:00 PM by President John Siefert.

Directors present were Nancy Smith, Sam Gumbel, Dana Sutter and John Siefert.

MINUTES:

Motion made by Nancy to approve minutes of the Board meeting held on November 18, 2013 without reading. Second by John. Unanimously approved.

TREASURER'S REPORT:

There was a net loss for fiscal year 2013 of \$7,138. This was due to the writing off to Bad Debt in December of unpaid maintenance fees on a foreclosed unit in the amount of \$8,955. The Association settled for the amount of \$3,700. \$3,246 was for maintenance and \$454 was for recovery of legal and lien costs. This settlement was with Fannie Mae and part of the agreement is that they will pay the monthly maintenance fees until the unit is sold.

Nancy made a motion to accept the Treasurer's report. Second by John. Unanimously approved.

MANAGER'S REPORT:

Violations:

None.

Maintenance:

Two pallets of sod installed at various locations. Unit 882, 836, 838, and 880. Pulled out existing plants and reduced area around utility boxes for new plants with sod behind buildings D & F. Laurel Pedelum will be installed next month.

Yearly installation of Red mulch completed.

Screenings:

New owners interviewed and approved for unit 910.

COMMITTEE REPORTS:

OLD BUSINESS:

Motion made by Dana to reverse the "Dogs in excess of 35 lbs. Rule will be considered by the Board" approved at the last meeting. Second by Nancy. Voting was Dana-Yes, Nancy-Yes, Sam-Yes, John-Abstained.

Sam went over a search he made of the Documents, and Rules and Regulations, relating to owners' items in windows, on walls outside of units, and in common area yards. Item tabled until the next meeting.

Swimming pool improvements tabled until next meeting.

NEW BUSINESS:

None.

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

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

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

February 17, 2014

Meeting called to order by President John Siefert at 6:00 PM at City Hall, Inverness. Other board members present were Dana Sutter, Vice President, Sam Gumbel, Treasurer, Nancy Smith, Secretary, and Scott Hanson, Director.

A presentation of the proposed new trash collection procedures was presented by representatives from the City of Inverness. A question and answer discussion followed. No final decisions were made.

MINUTES:

Motion was made by Sam to approve minutes of the Board meeting held on January 20, 2014 without reading. Second by Scott.

TREASURER'S REPORT:

January resulted in income over expenses of \$1,321. Interest of approximately \$5,500 was not included in the December 31, 2013 financial statements. This will be corrected and new statements given at the next meeting. John made a motion to accept the Treasurers report. Second by Scott. Unanimously approved.

MANAGER'S REPORT:

A letter to owners of PIHA, SAPIA, and Gospel Island was mailed out on February 11th notifying them of this meeting being held at City Hall.

Violations:

Tenants of unit 860 told to clean up area behind their unit, and not putting out trash overage early.

Maintenance:

Palms have been trimmed. Gutters were supposed to be cleaned, but work was not done properly and Neat & Tidy has been notified.

Dock repairs and wood in concrete cold joints should start this week.

Sink hole needs filling and large area of sod needs to be installed between Bldgs. B & C.

Motion made by John to have this work done. Second by Scott. Unanimously approved.

Screening:

New owner interviewed for unit 862 interviewed and new owner for unit 840 interviewed and approved.

COMMITTEE REPORTS

Nancy Smith reported that entry flowers are not doing well, but the committee will keep working with them.

OLD BUSINESS:

Dana reported that she was not finished with the "personal items in common areas" recommendations.

Motion made by John to accept the proposal for pool renovations from A Clear-Water Pool Service.

Second by Dana. Unanimously approved.

NEW BUSINESS:

A motion was made by Nancy to have a special meeting in two weeks and a representative from the EPA to be invited. Second by Scott. Unanimously approved.

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

March 17, 2014

Meeting called to order by President John Siefert at 6:00 PM at City Hall, Inverness. Other board members present were Dana Sutter, Vice President, Sam Gumbel, Treasurer, Nancy Smith, Secretary, and Scott Hanson, Director.

A presentation of options for the proposed new trash collection procedures was presented by Sam Gumbel, as Property Manager. Questions and answers were given through the presentation to the owners and other interested residents of Pritchard Island. No final decisions were made as all of the options were met with criticism. A proposal for placement where the in ground cans are now located will be obtained by Sam.

MINUTES:

Motion was made by Sam to approve minutes of the Board meeting held on February 17, 2014 without reading. Second by Scott. Unanimously approved.

TREASURER'S REPORT:

February expenses were \$2,536 over income. This was due to the mulch installation for that month. Sam is still working with Bottom Line Bookkeeping to correct 2013 statements. Sam has contacted an attorney to possibly foreclose on unit 922. Will report at next meeting. Dana made a motion to accept the Treasurers report. Second by Scott. Unanimously approved.

MANAGER'S REPORT:

A letter to owners of PIHA, SAPIHA, and Gospel Island was placed on door knobs of all homes on Pritchard Island. Owner of the original unit of PIHA and SAPIHA that rent units were mailed the same letter, notifying them of this meeting being held at Inverness City Hall.

Violations:

None.

Maintenance:

Gutter cleaning has been done again.
Dock repairs and wood in concrete cold joints done.
Swimming pool work should the week of March 31.

Screening:

New tenant for 886 interviewed and approved.

COMMITTEE REPORTS

OLD BUSINESS:

Dana reported that her committee is still working on the "personal items in common areas" recommendations.

NEW BUSINESS:

Replacement of Docks #'s 2 & 6 was considered. Motion by Dana to have fixed docks installed by Dock Masters after obtaining one more bid. Second by John. Unanimously approved.
Motion made by Sam to engage A-1 Termite & Pest Control of Florida to take over Termite service contract. Second by Dana. Unanimously approved.

There being no further business, the meeting was adjourned at 7:33 PM.

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

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

April 21, 2014

Meeting called to order by President John Siefert at 6:00 PM. Other Board members present were Dana Sutter, Vice President, Sam Gumbel, Treasurer, Nancy Smith, Secretary, and Scott Hanson, Director.

MINUTES:

Motion was made by Sam to approve minutes of the Board meeting held on March 17, 2014 without reading. Second by Scott. Unanimously approved.

TREASURER'S REPORT:

Final financial reports for 2012 show a loss of \$7,138. This is after writing off \$8,955 to Bad Debt. Net income this March was \$162. Net loss for the three months of 2014 was \$1,154.

An e-mail from Denise Lyn, Attorney concerning foreclosure on unit 922 was presented to the Board.

Motion made by Nancy to move forward with the foreclosure. Second by Dana. Unanimously approved.

Request made by Sam for \$30,000 from Reserves to make repairs and replacements of roofs at his discretion. Motion made by Nancy to approve the request. Second by Dana. Unanimously approved.

Dana made a motion to accept the Treasurers report. Second by Scott. Unanimously approved.

MANAGER'S REPORT:

Violations:

None.

Maintenance:

Swimming pool renovation complete except for a few things to still be done. Final payment being held until complete. Sam directed not to pay until complete and second re-filling of water expense to be paid by contractor.

Unit 862 skylight replaced.

Front roof of 840 and 842 replaced.

All buildings perimeter treated for termites under new contract with A-1 Pest Control.

Roach spray used under all in ground trash containers done by Sam.

12 new trees at the corners of some units installed. 16 Laurel Pedulums installed around utility boxes behind buildings D & F. Laurel Pedulums installed around trash cans where needed.

Irrigation hoses installed and volunteers found to turn on water to all but three locations.

Ceiling under pool building reinforced with screws where coming loose.

Automatic closure on pool gate replaced.

Ground graded and prepared for sod in front of building C.

Screening:

New tenant for 832 and 888 interviewed and approved.

COMMITTEE REPORTS

OLD BUSINESS:

Docks 2 & 6 replacement still waiting on second bid. Tabled to next meeting.

Dana reported that her committee is still working on the "personal items in common areas" recommendations.

Option #5 was presented by Sam regarding trash carts. The other options were again reviewed.

Motion made by Dana to accept Option #1, dumpsters, with no enclosure as a temporary solution.

Second by Nancy. John, Dana, Nancy & Sam vote yes. Scott votes no. Motion passes.

NEW BUSINESS:

Noted that some mail boxes need painting, concrete they sit on needs pressure cleaning, and fire hydrants need painting. Sam to take care of.

There being no further business, the meeting was adjourned at 7:33 PM.

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

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

May 19, 2014

Meeting called to order by President John Siefert at 6:00 PM. Other Board members present were Sam Gumbel, Treasurer, Nancy Smith, Secretary, and Scott Hanson, Director.

MINUTES:

Motion was made by Scott to approve minutes of the Board meeting held on April 21, 2014 without reading. Second by John. Unanimously approved.

Jay Markus of State Wide Condo. Insurance was present to discuss 2014-2015 insurance policies and to answer any questions. After discussion, motion made by Sam to accept the insurance proposals. Second by Scott. Unanimously approved.

TREASURER'S REPORT:

Net loss for April was \$329. Net loss for the four months of 2014 was \$1,482.

Foreclosure on unit 922 proceeding.

Nancy made a motion to accept the Treasurers report. Second by John. Unanimously approved.

MANAGER'S REPORT:

Violations:

Excessive noise reported coming from unit 888. Owner notified to correct.

Maintenance:

Sod in front of Building C installed.

Weekly cleaning of pool restrooms, deck, tables and chairs under overhang started last

Monday of April. Lounges will be cleaned at the beginning of each month.

Report from Nancy of pool grout missing, ants on pool deck, and piece of ceiling under pool building loose. Sam to check.

Screening:

None.

OLD BUSINESS:

Correction to spot in pool will be done after Memorial Day.

Two proposals to replace Dock #2 and #6 were discussed. Options are to have floating docks at the end of each, and to use composite decking and rails rather than pressure treated wood.

Nancy made a motion to replace the docks with floating docks at the end and use the composite decking and rails. Second by Sam. Dock Masters of Homosassa, INC. will be the contractor.

Placement change for two of the dumpsters was discussed. Option presented by Sam. Board directed Sam to make the change.

Requested roof replacement history tabled until next meeting.

NEW BUSINESS:

OPEN TO MEMBERS:

Report that pool gate doesn't close properly. Sam to check.

There being no further business, the meeting was adjourned at 7:03 PM.

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

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

June 16, 2014

Meeting called to order by President John Siefert at 6:00 PM. Other Board members present were Sam Gumbel, Treasurer, Dana Sutter, Vice President, and Scott Hanson, Director.

MINUTES:

Motion was made by Scott to approve minutes of the Board meeting held on May 19, 2014 without reading. Second by John. Unanimously approved.

TREASURER'S REPORT:

Net loss for May was \$2037. Net loss for the five months of 2014 was \$3,519. The amount for Beautification/Landscaping is \$4,373 over budget thru May 31, which accounts for the loss. This difference will decline as the year progresses unless further expenses in this line item are approved. \$45,432.75 was transferred as a loan from Reserves to Operating to pay insurance premium of the same amount. \$20,832.75 was then paid back to Reserves from Operating, leaving a loan balance of \$24,600. This will be paid back to Reserves by Operating over the next twelve months. Dana made a motion to accept the Treasurers report. Second by Scott. Unanimously approved.

MANAGER'S REPORT:

Violations:

Trailer parked in 870 parking space. Owner called. Removed.
Boat trailer parked in 832 space. Management company called.

Maintenance:

Removed old, unreadable, signs from pool fence.
Tightened spring loaded pool gate closure to maximum tension. Piece of ceiling under pool building overhang corrected. Spraying for ants on and around pool deck done. These items noted at last meeting.

Screening:

Unit 876. New tenants approved.
Motion made by Dana to accept manager's report. Second by Scott. Unanimously approved.

OLD BUSINESS:

Correction to spot in pool bottom will not be done. Considered too minor. Grouting of pool tile and replacement of one cracked tile will be done.
Two proposals to replace Dock #2 and #6 were discussed. Motion made by Dana to accept proposal from Dock Masters of Homosassa, Inc. for \$35,970 plus permit fees. Removal, floating docks at the end, with rails and decking to be installed with composite wood. Second by John. Unanimously approved.
Consideration of enforcement of rules discussed and tabled until next meeting.
Agreement at the last meeting to move dumpsters #4 & #5, at the request of a Gospel Island owner, was discussed. Decision made to leave the dumpsters at their original location.
Trash collection using dumpsters or carts discussed. A seventh option was presented and discussed. No action taken at this time due to objections to this option.
Sam submitted roof replacement history to date as requested.
At Sam's written request, \$165 credit made to May's water bill by Inverness Water Adjustment Board.
Fire hydrant painting requested from City of Inverness.

NEW BUSINESS:

OPEN TO MEMBERS:

Complaint of improper items being stored on patios. Sam to check.
Drainage bad between buildings F & G. Sam to check.
Dogs not leashed when out, unit 888. Sam to check.
Complaint of SAPIHA owner letting dog out unleashed.

There being no further business, the meeting was adjourned at 7:05 PM.

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

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

July 21, 2014

Meeting called to order by President John Siefert at 6:00 PM. Other Board members present were Sam Gumbel, Treasurer, Dana Sutter, Vice President, Nancy Smith, Treasurer, and Scott Hanson, Director.

MINUTES:

Motion was made by Sam to approve minutes of the Board meeting held on June 16, 2014 without reading. Second by Dana. Unanimously approved.

TREASURER'S REPORT:

Net loss for June was \$2,228. Net loss for the six months of 2014 was \$1,405. All expenses meeting budget except for Beautification/Landscaping. A few more units are late in maintenance fee payments.

Dana made a motion to accept the Treasurers report. Second by Scott. Unanimously approved.

MANAGER'S REPORT:

Violations:

Unit 896 still using in-ground containers. Left note on door. Has not repeated.

Report that some Gospel Island residents are putting items in Pritchard Island recycle dumpster. Mentioned to President of Gospel Island, but no action was taken.

Motion made by Dana made a motion to write a letter to the Gospel Island owner using the dumpster, requesting them not to use the dumpster. Second by Scott. Unanimously approved.

Maintenance:

Unit 854 approved for roof replacement.

Unit 920. Sidewalk to front door cracked and uneven. Will be replaced.

Unit 848 has wall settlement cracks and paint is chalking. Will be repaired & painted.

Screening:

New tenants for units 864 and 932 interviewed and approved.

Motion made by Dana to accept manager's report. Second by Scott. Unanimously approved.

OLD BUSINESS:

Replacement of Dock #2 and #6 will be done in September.

Motion made by Dana that the Document and Rules and Regulations items concerning changes to or personal items in the common areas be enforced. Second by Nancy. Unanimously approved.

Mail box painting bid of \$200 not accepted.

Pressure cleaning of mail box concrete slabs will be done in November when PIHA buildings are pressure cleaned.

Sam presented a rough draft of a letter to send to the Inverness City Council concerning the new trash and recycle carts problem. Dana made the motion to send the letter to each individual councilman. Second by Nancy. Unanimously approved.

NEW BUSINESS:

Report of white pickup truck with lettering parked in area. Sam to check.

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

August 18, 2014

Meeting called to order by President John Siefert at 6:00 PM. Other Board members present were Sam Gumbel, Treasurer, Dana Sutter, Vice President, and Nancy Smith, Secretary.

MINUTES:

Motion was made by Sam to approve minutes of the Board meeting held on July 21, 2014 without reading. Second by Dana. Unanimously approved.

TREASURER'S REPORT:

Net loss for June was \$2,035, Net income thru seven months of 2014 was \$784.

Delinquent maintenance fees, interest fees, and costs in the amount of \$4,573 due on unit 854 has been received.

\$602 has been paid to the IRS for taxes due on CD interest for 2012.

Nancy made a motion to accept the Treasurers report. Second by Dana. Unanimously approved.

MANAGER'S REPORT:

Violations:

Unit 888. Parking and noise violations. Letter to owner sent and met with owner and tenant.

Unit 892. Noise violation. Talked to tenant.

Unit 876. Noise violation. Sent letter to owner c/o management company.

Improper items stored on patios will be discussed at the next meeting.

Maintenance:

Unit 886 roof and 884/886 dead valley roof replaced.

Unit 848. Settlement crack filled and wall pressure cleaned and painted.

Unit 932 needs same thing as was done to 848. Other building OK.

Four lights at South entry would not work. Electrician fixed.

Two street lights not working. Called SECO.

Pool tile grouted.

Screening:

None.

Motion made by Dana to accept manager's report. Second by Scott. Unanimously approved.

OLD BUSINESS:

Dumpsters. Letters to Mayor and Council Members requesting help delivered July 28th. No response as of this date.

Motion made by John to move recycle dumpster from present location to spot across from pool entry walkway. Second by Dana. Unanimously approved.

Directors given proposed new Rules and Regulations for their review until next meeting.

Dock #7 rope problem to be shown to Dock Masters for solution. Concrete in front of step to be done by Dock Masters if it can be arranged.

NEW BUSINESS:

Motion made by Sam to accept a request from Unit 854 to install a 12' x 6' grey block patio. Second by John. Unanimously approved.

Proposal to replace or repair portion of Dock #1. Motion made by Dana to replace a section where needed. Second by Nancy. 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.
BOARD OF DIRECTORS MEETING
MINUTES

September 15, 2014

Meeting called to order by Vice President Dana Sutter at 6:00 PM. Other Board members present were Sam Gumbel, Treasurer, Nancy Smith, Secretary, and Scott Hanson, Director.

MINUTES:

Motion was made by Sam to approve minutes of the Board meeting held on August 18, 2014 without reading. Second by Dana. Unanimously approved.

TREASURER'S REPORT:

Net income for August was \$1,652. Net income thru seven months of 2014 was \$2,436. Units with delinquent maintenance fees were discussed. Scott made a motion to accept the Treasurers report. Second by Nancy. Unanimously approved.

MANAGER'S REPORT:

Nomination letters sent out. Due back postmarked today.
Interest and collection legal fees due to late maintenance payments fees for unit 918 discussed. Motion made by Scott to credit interest fees applied and on balance due. Legal costs can be made in partial payments to reduce balance. Second by Dana. Unanimously approved.
Correspondence from unit 810 about palm tree frons falling on the common area around his unit from wind storm. Requested trees be trimmed. Motion made by Sam to seek legal advice. Second by Scott. Unanimously approved.
Unit 826 request for window replacement by owner approved.

Violations:

None.

Maintenance:

Unit 932 settlement crack filled, wall pressure cleaned and painted.
A-1 Pest control treated for ants in fenced enclosure of pool and around meeting room. Nancy reported that ants are still a problem. Sam to call A-1.
Motion made by Scott to have wood railings installed on two sides of Dock #7 and one side of Dock #8 to replace existing deteriorated rope for a total of \$1,260 plus composite wood top rail. Second by Nancy. Unanimously approved.
Proposal to be obtained from Neat and Tidy to correct washouts at the front step to docks.

Screening:

None.

Motion made by Dana to accept manager's report. Second by Scott. Unanimously approved.

OLD BUSINESS:

Recycle dumpster to be moved to the grass island area in front of unit 856 tomorrow morning.
Rules and Regulations review tabled until special meeting work shop to be scheduled Monday, October 6th at 6:00 PM in the Pritchard Island meeting room.

NEW BUSINESS:

There being no further business, the meeting was adjourned at 8:25 PM.

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

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

October 6, 2014

Meeting called to order by President John Siefert at 6:00 PM. Other Board members present were Sam Gumbel, Treasurer, Dana Sutter, Vice President and Scott Hanson, Director.

The sole purpose of the meeting was to review the Rules and Regulations. An update is needed to include new rules and policies adopted by the Board over the years that were never formally added to the Rules and Regulations recorded with Citrus County.

A draft proposal of a new set of Rules and Regulations was presented by Sam and reviewed by the Board. Some changes were suggested. Any final action was tabled for a future meeting to be scheduled.

There being no other business on the agenda, the meeting was adjourned at 7:55 PM.

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

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

October 20, 2014

Meeting called to order by Vice President Dana Sutter at 6:00 PM. Other Board members present were Sam Gumbel, Treasurer, Nancy Smith, Secretary, and Scott Hanson, Director.

MINUTES:

Motion was made by Sam to approve minutes of the Board meeting held on September 15, 2014 without reading. Second by Dana. Unanimously approved.

TREASURER'S REPORT:

Net income for August was \$133. Net income thru nine months of 2014 was \$2,569.
Lein filed against unit 860 for non-payment of maintenance fees.
Motion made by Sam to send letter to tenants of unit 860 to follow directions of Florida Statute 720.3085(8)(a). Second by Scott. Unanimously approved.
Scott made a motion to accept the Treasurers report. Second by Nancy. Unanimously approved.

MANAGER'S REPORT:

Violations:

None.

Maintenance:

Unit 854 dead valley roof replaced by Pro. Roofing.
All irrigation hoses for new trees and plants picked up and stored.
Chipped paint touched up in front of unit 924.
Fence column on South side of South entry being repaired.
Four letters at entries painted and replaced.
Pressure cleaning of buildings scheduled to start around last week of October.
Notices delivered to each unit today. Mail boxes and pads, pool walk, and front entry brick Facing will be pressure cleaned at the same time.

Screening:

None.

Motion made by Scott to accept manager's report. Second by Nancy. Unanimously approved.

OLD BUSINESS:

No reply from attorney regarding palm tree cutting.
Docks now due to be replaced around Thanksgiving.

NEW BUSINESS:

The proposed 2015 Budget was reviewed. A \$10 per unit per month increase has been proposed.
The final review and approval will be at the Annual Members' Meeting on November 17th.
Docks #2 & #6 replacement are now due to start around Thanksgiving.
A motion was made by Sam to take \$4,000 from our current operating fund to use first on sod and any balance on other landscaping. Second by Nancy. Unanimously approved.

There being no further business, the meeting was adjourned at 8:24 PM.

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
2014 BOARD OF DIRECTORS FINAL MEETING
MINUTES

November 17, 2014

Meeting called to order by Vice President Dana Sutter at 6:00 PM. Other Board members present were Sam Gumbel, Treasurer, Nancy Smith, Secretary, and Scott Hanson, Director.

MINUTES:

Motion was made by Sam to approve minutes of the Board meeting held on October 20, 2014 without reading. Second by Scott. Unanimously approved.

TREASURER'S REPORT:

Net loss for October was \$2,533. Net income for the year thru October was \$36. Collections from owners with delinquent maintenance fees have improved.

Scott made a motion to accept the Treasurers report. Second by Nancy. Unanimously approved.

MANAGER'S REPORT:

Violations:

None.

Maintenance:

Pressure cleaning of buildings complete. Mail boxes and pads, pool walk, and brick on front entries also pressure cleaned.

Front door step repaired on unit 898 and loose stucco on unit 858 repaired and painted by Sam.

Two letters replaced by Sam at North entry.

Irrigation clock and water sensor replaced at South entry. Damaged by lightning.

Fire hydrants painted by City.

Unit 920: Plumber replaced shut off valve and water flow valve.

Unit 836: Plumber repaired shut off valve.

Screening:

None.

Motion made by Nancy to accept manager's report. Second by Scott. Unanimously approved.

COMMITTEE REPORT

Discussion of front planters and cleaning of restrooms discussed.

OLD BUSINESS:

Attorney will soon have answer regarding palm tree cutting along Gospel Island Rd.

Docks now due to be replaced the first week of December.

Motion made by Sam ratify phone vote to change repair of docks #7 & #9 from railings to rope replacement.

Second by Scott. Unanimously approved.

NEW BUSINESS:

The proposed 2015 Budget was reviewed. A \$10 per unit per month increase has been proposed.

Motion made by Nancy to accept the proposed budget with the increase of \$10 per unit per month or \$215 per unit per month. Second by Scott. Unanimously approved.

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

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

PRITCHARD ISLAND HOMEOWNER'S ASSOC., INC.
ANNUAL MEMBERS MEETING
MINUTES
November 17, 2014

The meeting was called to order at 6:47 PM by Dana Sutter.

A total of 7 Members were present in person. 15 Members were represented by proxy totaling 22. 25 are required for a quorum, therefore no meeting could be held.

Ballets for Directors were counted with the following members elected:

Dana Sutter
Christine Kostis
Sam Gumbel
Kathy Weunstel
Scott Hanson

There being no outstanding business, no new meeting date was needed.

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
FIRST MEETING OF THE 2015 BOARD OF DIRECTORS
MINUTES

November 17, 2014

Meeting called to order by Director Dana Sutter at 7:24 PM. New Directors present were Scott Hanson, Christine Kostis, Sam Gumbel, Dana Sutter, and Kathy Weunstel.

ELECTION OF OFFICERS

Sam made a motion that Dana be President. Second by Kristine.
Dana made a motion for Sam to be Treasurer. Second by Scott.
Sam made a motion for Scott to be Vice-President.
Sam made a motion for Kristine to be Secretary.
All motions unanimously approved.

OLD BUSINESS:

Discussion concerning owner request for a particular boat space reserved without using.
Unanimous agreement that an owner must have a boat in the space, if gone for over thirty days, to retain the assigned space.
Motion made by Sam to increase Board size to seven members. No second.

OPEN TO MEMBERS:

Considerable discussion about the trash dumpsters was held. This will be on the January Board meeting agenda.

There being no further business, the meeting was adjourned at 8:05 PM.

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager