

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

February 16, 2015

Meeting called to order by President Dana Sutter at 6:07 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 January 19, 2015 without reading. Second by Kristine. Unanimously approved.

TREASURER'S REPORT

After final adjustments, 2014 resulted in a net income of \$1,834. Total in Reserves of \$264,748. \$5,731 of interest to Reserves came from the CD.

Motion made by Scott to transfer the net income to Reserves. Second by Kathy. Unanimously approved. Sam discussed non-payment of maintenance by unit 874.

MANAGER'S REPORT

Violations:

Construction trailer in front of 902 has been removed.

Motion made by Scott to fine owner of unit 872 for tenants not picking up dog excrement. Second by Kathy. Unanimously approved.

Motion made by Sam to form Fining Committee made up of Maxine Helmers, Harriet McCombs, and Jim Surrete. Second by Kathy. Unanimously approved.

Maintenance:

Sam reported that the outside rear wall was caulked and re-painted to try to stop water intrusion into unit 930. He recommended that an engineer be brought in to examine Building H for settlement problems. Board agreed.

Two proposals were presented to use camera to inspect lines in all buildings. Motion made by Dana to select Don's Plumbing for camera work. Second by Sam. Unanimously approved.

Proposals signed for roof replacement for 930/932 and 880/882 dead valley, and 882 roof extension over patio.

A number of units had landscaping timbers replaced. More to follow.

More sod needed behind 868, 870, 918, 920, 884, 896, and 898.

Muly grass at front entries will be done the first of March.

Phil Marquis was considered for cleaning and light maintenance. Board left to Sam whether to use.

Screenings:

822 sold. No interview necessary as buyers were current tenants.

Interviewed new tenant for 824.

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

OLD BUSINESS

Sam was told that the dock replacements will be complete by the end of the week.

Motion made by Scott to approve proposal for a bench to be installed at the end of each new dock.

Second by Sam. Unanimously approved.

Attorney gave legal opinion that the Associations have no requirement to trim tops of palm trees.

Trash dumpsters now being picked up three times per week.

Letter to units about enforcement of personal items outside units reviewed by Board.

Patio furniture donation now on pool deck.

Board instructed Sam to schedule special meeting for changes to Rules & Regulations in April.

Motion made by Kristine to approve \$3,000 bonus to Sam Gumbel for excess work in 2014. Second by Kathy. Unanimously approved.

NEW BUSINESS

Sam reviewed potential injury liability claim against the Association and actions taken up to this time.

Motion made by Sam to purchase another storage unit to be installed next to the existing. Second by Kathy. Unanimously approved.

General agreement by the Board to install "Pickel-ball" court lines on existing tennis court.

Christine made a motion to drop term "temporary", referring to the existing dumpsters, and use the term "existing dumpsters a permanent decision until such time some significant new information comes in."

Second by Sam. Dana, Kristine, and Sam voted yes. Kathy voted no. Scott had left the meeting.

OPEN TO MEMBERS

Concern expressed about pit bull being walked on Berm. Could not identify what unit.

Persons parking in building "G" spaces.

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

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

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

March 16, 2015

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

Sam read a letter of resignation from Director/President Dana Sutter.
Motion made by Sam to appoint Michelle Gilpin to the Board. Second by Kathy. Unanimously approved.
Motion made by Christine to table the election of a new President until the next meeting. Second by Sam.
Unanimously approved.

MINUTES

Motion made by Sam to approve minutes, with minor corrections, of meeting held on February 16, 2015 without reading. Second by Christine. Unanimously approved.

TREASURER'S REPORT

February resulted in expenses over income of \$8,610. Through February 28, the loss for the year is \$5,578. This is a normal result in that mulch is installed in the first part of the year. Also, \$3,825 worth of sod was installed, approved last year. The loss should diminish as the year goes on.
Motion at the last meeting to transfer income from 2014 to Reserves no longer valid. Motion must be made at the Annual Meeting for this to be done. Therefore, tax had to be paid on the income for 2014.
Attorney contacted to determine how to proceed with units 856 and 874 late maintenance fees.
Motion made by Christine to accept Treasurer's report. Second by Scott. Unanimously approved.

MANAGER'S REPORT

Violations:

Three complaints of noise violations. Two sent Letters of Violation. A discussion was held with the third resident and was resolved.

Maintenance:

Oak tree limbs cut behind building "E".
Roof replacement for 930/932, 880 dead valley, and 882 roof extension over patio complete.
Roof replacement proposal for 902 and 902/904 dead valley signed and returned to contractor.
Muly grass installed in front entry planters.
Pool deck and building pressure cleaned.
Five pallets of sod ordered for rear of 10 units and Bldg. E utility box due to erosion.
Board asked to look at large tree next to 902 for possible removal. Consider at next meeting.

Screenings:

Interviewed new tenant for 886.
Motion made by Kristine to accept the manager's report. Second by Kathy. Unanimously approved.

OLD BUSINESS

Dock replacement including benches complete.
810 PIR oak tree limbs cut. Responsibility belongs to SAPIHA.
Mitigation inspector, under New Business, can inspect Bldg. H problem as discussed at last meeting.
Proposed changes to Rules and Regulations tabled.
New storage unit installed next to pool building.
Don's Plumbing sent signed proposal for sewer camera work.
Phil Marquis will start pool restroom and deck area cleaning the first of May.
"Pickelball" lines approved at last meeting tabled until the fall.
Personal items notice delivered to each unit.
Request from unit 906 for approval of personal item in front of unit. Motion made by Sam to accept the request until such time plants are provided in the location for its placement. Seconded by Kathy.

Scott, Kathy, Sam, Michelle.-yes. Christine-abstained as this was her request,

NEW BUSINESS

Motion made by Christine to replace wood railing on Dock #1 with rubber rub rail. Second by Kathy.
Unanimously approved.

OPEN TO MEMBERS

There being no further business, the meeting was adjourned at 7:50 PM.

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

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

April 20, 2015

Meeting called to order by Treasurer Sam Gumbel at 6:00 PM. Directors present were
Christine Kostis - Secretary, Michelle Gilpin and Kathy Weunstel.

MINUTES

Motion made by Christine to approve minutes of March 16, 2015 without reading. Second by Christine.
Unanimously approved.

TREASURER'S REPORT

March resulted in expenses over income of \$481. Through March 31, the loss for the year is \$7,317.

April should show another loss and then the loss will lower as the year goes on.

Motion made by Kathy to accept Treasurer's report. Second by Christine. Unanimously approved.

MANAGER'S REPORT

Violations:

Unit 892 has again violated noise nuisance rule. Recommended \$100 fine. Motion made by
Michelle to impose a \$100 fine. Second by Christine. Unanimously approved.
Second notice of "Personal Items" delivered to 21 units.

Maintenance:

Roof replacement proposal for 902 and 902/904 dead valley signed and returned to contractor.
Board asked to look at large tree next to 902 for possible removal. Consider at next meeting.
Board members checked tree next to 902. Sam directed to check with the City of Inverness for
permission to remove. Kathy made a motion to remove tree subject to City approval. No
second.

Screenings:

None.

OLD BUSINESS

Mitigation inspection, Sam still working on it.

Proposed changes to Rules and Regulations tabled until full Board seated.

Don's Plumbing sewer camera work done last week. Waiting for results.

Sam is still working on insurance settlement with unit 902. Insurance company sent check. Review,
Railing on floating dock #1 done.

Reviewed request for a white chair to remain outside of unit 924 made at last meeting for medical
reasons. Motion made by Christine to allow the chair on a temporary basis. Second by Kathy.
Unanimously approved.

NEW BUSINESS

Motion made by Christine to have attorney send letter to owner of 856 that if payments not made,
foreclosure action will be taken. Second by Kathy. Unanimously approved.

Motion made Christine to have attorney foreclose on unit 874. Second by Kathy. Unanimously
Approved.

"Personal items" request for items to remain made by unit 932. Pictures submitted. Motion made
by Christine to approve request. No second. Each Board member to visit this unit and consider
at the next meeting.

Special meeting to be scheduled to discuss "personal items" issue.

OPEN TO MEMBERS

List of suggestions submitted to change Rules and Regulations concerning "Personal Items" submitted
and discussed.

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

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES
May 18, 2015

Meeting called to order by Treasurer Sam Gumbel at 6:00 PM. Directors present were Christine Kostis - Secretary, Michelle Gilpin and Kathy Weunstel. Sam reported that Scott Hanson has verbally resigned from the Board. Christine moved to appoint Wayne Martin as a Director on the Board. Second by Sam. Unanimously approved. Sam nominated Wayne as President. Second by Christine. Unanimously approved. Sam nominated Christine as Vice-President. Second by Kathy. Unanimously approved. Sam nominated Kathy as Secretary. Second by Michelle. Unanimously approved.

MINUTES

Motion made by Christine to approve minutes of April 18, 2015 without reading. Second by Michelle. Unanimously approved.

TREASURER'S REPORT

April resulted in expenses over income of \$2,069. Through April 30, the loss for the year is \$8,377.54. Wayne requested that a year to year comparison report be part of the financial reports. This will be done.

MANAGER'S REPORT

Violations:

Motion made by Sam to ratify phone vote to rescind fine imposed on the owner of unit 932 if tenants in the unit are out by June 1, 2015, as promised by the owner. Second by Christine. Unanimously approved.

Almost all units are now in compliance with "Personal Items" policy.

Maintenance:

Sam directed to get legal opinion about tree next to unit 902.

Roof replacement for 902 and 902/904 dead valley completed.

Proposal signed for replacement of 836 roof and 834/836 dead valley.

Argentine Bahia applied to bare areas as a test. Millet will be applied to same areas this Thursday.

Screenings:

None.

OLD BUSINESS

Mitigation inspection. Not done in that savings on insurance were too small to warrant cost of the report. Don's Plumbing sewer camera work. Still waiting for results.

Sam is still working on insurance settlement with unit 902.

The request for approval of "Personal items" by unit 932. Motion made by Michelle that occupant meet the current policy. Second by Sam. Sam, yes. Michelle, yes. Kathy, yes. Christine, no. Wayne, no. Motion passed.

Sam submitted list of "Personal items" outside the unit for consideration of blanket approval. Motion made by Michelle to accept the list submitted, with any variation must be requested in writing to the Board of Directors. Second by Christine. Unanimously approved.

Motion made by Michelle to install lines for a Pickle Ball court on the tennis court, but to wait until the Fall. Second by Kathy. Unanimously approved.

NEW BUSINESS

Insurance coverage for 2015-2016 starting May 28th was presented. Motion made by Christine to accept the proposal. Second by Wayne. Unanimously approved.

Motion made by Sam that all Directors be signors on the money market and operating account. Second by Kathy. Unanimously approved.

OPEN TO MEMBERS

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

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES
June 15, 2015

Meeting called to order by President Wayne Martin at 6:00 PM. Other Directors present were Christine Kostis –Vice-President, Kathy Weunstel--Secretary, Sam Gumbel—Treasurer, and Michelle Gilpin.

MINUTES

Motion made by Sam to approve minutes of May 18, 2015 without reading, with corrections noted.
Second by Michelle. Unanimously approved.

TREASURER'S REPORT

May resulted in a net income of \$2,394.63. Net loss for the year as of May 31 was \$5,982.91, after adjustment for insurance income to cover damage to a unit still under repair.
The five year CD in the amount of \$210,526.25 will mature 6/25/15. Motion made by Sam to transfer the money to our money market account at Brannon Bank. Second by Michelle. Unanimously approved.
Sam reported that the yearly insurance premiums, renewed May 28, required a loan from Reserves to the Operating account, of only \$24,000 this year. The balance of \$18,358.63 was paid directly from the Operating account.

MANAGER'S REPORT

Violations:

Unit 892 tenants have moved out, voiding the fine imposed, per agreement.

Maintenance:

Roof replacement for 836 and 834/836 dead valley completed.

Owners of unit 902 have requested further time to consider the removal of the tree next to 902.

Door risers of units 856, 848, 878, and 872 repaired by Property Manager.

Wall dryer vent replaced by Property Manager, unit 884. Dryer vent for unit 824 replaced by Pro.

Roofing.

Two more pallets of sod ordered. Needed on the berm in the rear of one building.

Replacement of hedges discussed. Board to meet after meeting to view the problems.

The tree at the corner of 904 discussed. To be viewed after meeting.

Screenings:

None.

OLD BUSINESS

Proposal signed to start work on 902 repairs. Work has begun.

Motion made by Christine to ratify phone vote to approve Don's Plumbing sewer line replacements where roots were found. Second by Kathy. Unanimously approved.

Unit 932 has corrected all items noted and will not request anything at this time.

Legal opinion for tree next to 902 not done.

NEW BUSINESS

Consideration of a community yard sale was discussed.

OPEN TO MEMBERS

There being no further business, 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
July 20, 2015

Meeting called to order by President Wayne Martin at 6:00 PM. Other Directors present were Kathy Weunstel--Secretary, Sam Gumbel—Treasurer, and Michelle Gilpin.

MINUTES

Motion made by Sam to approve minutes of June 15, 2015 without reading. Second by Michelle. Unanimously approved.

TREASURER'S REPORT

Net income for June was \$996.24 after adjustment for insurance expense to cover damage to a unit. Net loss for the year as of June 30 was \$4,986.66 after insurance adjustment.

The five year CD matured in the amount of \$210,526.25 plus \$5,895.02 interest = \$216,421.27 transferred to the Reserve money market account.

Unit 856 has paid past due maintenance, costs, and attorney fees.

An offer of settlement of past due maintenance fees and costs has been made by the owner of unit 896.

Wayne made a motion to accept his offer with the stipulation that the amount to be written off for settlement would be reinstated immediately if current maintenance fees become more than one month delinquent. Second by Kathy. Unanimously approved.

MANAGER'S REPORT

Violations:

5 "Personal Items" violations in front of units still exist.

Maintenance:

Concrete installed under pool shower to eliminate standing on grass.

Two pallets of sod installed on berm behind unit 898.

Motion made by Sam to remove bushes between the F & G, and the C & D buildings and sod installed.

Second by Wayne. Unanimously approved.

Sam reported the results of a liability insurance inspection and suggested corrections which will be taken care of.

Sam made a motion to replace the vanity in the men's restroom at the pool. Second by Kathy.

Unanimously approved.

Screenings:

New tenant interviewed and approved for unit 822.

OLD BUSINESS

Work on unit 902 almost complete.

"Personal Items" notice delivered to all units.

Sam reported on work being done by Don 's plumbing.

Legal opinion for tree next to 902 still not received.

Wayne made a motion to remove plants in front of unit 840 and plant new hedges. Second by Kathy.

Unanimously approved.

NEW BUSINESS

Motion made by Sam to approve request for side sliding windows in the back second story of unit 902.

Second by Wayne. Unanimously approved.

Sam reported that some minor vandalism is occurring in the pool area.

A request was made by unit 910 to park a bike to the side of the front door of their unit and cover it with a grill cover. Motion made by Wayne to deny request. Second by Kathy. Unanimously approved.

OPEN TO MEMBERS

There being no further business, 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
August 17, 2015

Meeting called to order by Treasurer Sam Gumbel at 6:00 PM. Other Directors present were Christine Kostis-Vice-President, Kathy Weunstel--Secretary, and Michelle Gilpin.

MINUTES

Motion made by Sam to approve minutes of July 20, 2015 without reading. Second by Michelle. Unanimously approved.

TREASURER'S REPORT

Net income for July was \$1942.12 after adjustment for insurance expense to cover damage to a unit. Net loss for the year as of July 31 was \$3,044.54 after insurance adjustment. Other items were reviewed. Michelle made a motion to accept the Treasurer's report. Second by Kathy. Unanimously approved.

MANAGER'S REPORT

Violations:

Complaint of car using 898 space. Certified letter sent to violator.

Maintenance:

Bushes between the F & G, and the C & D buildings removed. Waiting for sod.
Motion made by Kathy to use Muly grass at the staked pvc drain pipes pointed out as a liability by the insurance inspector. Second by Michelle. Unanimously approved.
Replacement of the vanity in the men's restroom at the pool complete.

Screenings:

New tenants interviewed and approved for unit 892.
New owner approved, but not interviewed, for 832. Rules & Regulations sent by Century 21.
New tenant interviewed and approved for 832.
New owner interviewed and approved for 854.

OLD BUSINESS

Work on unit 902 complete. Final financial responsibilities not resolved yet. Motion made by Sam to pay Servicemasters \$2,000 of the \$3,800 still owed them with balance paid when agreement is reached with our insurance company and the owner of the damaged unit. Second by Christine. Unanimously approved.
Sam reported that he is waiting on a meeting with Don's Plumbing to resolve issues with work done. Legal opinion for tree next to 902 is that liability can be passed to a new owner.

NEW BUSINESS

Sam reported that the nomination letter for 2016 Board of Directors will be mailed after August 20th.

OPEN TO MEMBERS

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.
BOARD OF DIRECTORS MEETING
MINUTES

September 28, 2015

Meeting called to order 6:00 PM by President Wayne Martin
Directors present were Christine Kostis - Vice President, Sam Gumbel - Treasurer, Kathy Weunstel - Secretary, and Michelle Gilpin.

MINUTES:

Motion made by Sam to approve minutes of the Board meeting held on August 17, 2015 without reading. Second by Christine. Unanimously approved.

TREASURER'S REPORT:

Unpaid maintenance fees were reviewed. Motion made by Christine to start foreclosure proceedings against unit 896. Second by Kathy. Unanimously approved.

Net profit in August was \$1,564.22 after adjustment for insurance expense to cover damage to unit.

Net loss for the year as of August 31 was \$2,480.32 after insurance adjustment.

Sam made a motion that all Board Directors be authorized to sign on the bank account. Second by Michelle. Unanimously approved.

MANAGER'S REPORT:

Violations:

Request from unit 898 for the Board to approve a list of items at the front and rear of his unit.

Motion made by Christine to approve the list. Second by Michelle. Wayne, abstained.

Christine, yes. Michelle, yes. Kathy, no. Sam, no. Motion failed.

Maintenance:

Sod installed between buildings F/G and C/D where bushes removed.

Muly grass installed in rear of buildings where exposed drain pipes were found.

Damage to 834 bedroom ceiling complete. Cost of \$500 to be charged to Pro. Roofing through future work being done by them.

Small amount of tile work needs to be done where vanity installed.

Direct TV dish, not connected, removed from rear of 886.

Complaint of gutters needing cleaning. Sam to check when due.

Complaint of large hole next to 902 at cleanout needs filling and missing a pipe covering. Sam to check.

Sewer line maintenance discussed.

Screenings:

None.

Administration: Nomination letter sent out August 28.

OLD BUSINESS:

Sam reported on insurance problems on unit 902.

Don's Plumbing bill resolved.

NEW BUSINESS:

Two letters of "Pritchard Island" need replacing at South entry.

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

October 19, 2015

Meeting called to order 6:00 PM by President Wayne Martin
Directors present were Christine Kostis - Vice President, Sam Gumbel - Treasurer, Kathy Weunstel - Secretary, and Michelle Gilpin.

MINUTES:

Motion made by Sam to approve minutes of the Board meeting held on September 28, 2015 without reading. Second by Michelle. Unanimously approved.

TREASURER'S REPORT:

Net profit in August was \$1,622.35 after adjustment for insurance expense to cover damage to unit.
Net loss for the year as of September 30 was \$857.97 after insurance adjustment from unit 902.
A review of payments by unit 896 was given to the Board.

MANAGER'S REPORT:

Violations:

Owner of unit 852 asked to remove tile saw from front entry has agreed.

Maintenance:

Tile work complete in men's restroom at pool.

Consideration of replacement of mirrors in pool restrooms tabled until next spring.

Unit 920 concrete entry walk replaced. Plants surrounding unit 918 removed, ground leveled and weed killer applied. New shrubs and tree will be planted in three to four weeks.

Unit 840 plants removed and weed killer applied. New plants in three to four weeks.

Sam given permission to select plants and trees for the planters of building H and 840.

Pickle ball lines on tennis court will be installed this week. Color will be yellow.

Building pressure cleaning scheduled for November.

Low hanging oak tree limbs removed in back of building H.

Gutters have been cleaned.

Hole next to 902 has been filled.

Motion made by Sam to have a plumber find the sewer cleanout, shut of valve, and pressure valve to each unit and mark each with a pvc pipe. Second by Christine. Unanimously approved.

Two Pritchard Island letters on the front wall are being made and will be replaced.

Screenings:

None.

OLD BUSINESS:

Unit 902: Motion made by Sam to accept finalized settlement with owner. Second by Kathy. Unanimously approved.

Election ballots and Notice of Annual Meeting, with proxies included, mailed out.

NEW BUSINESS:

General approval given for Sam to have sewer lines cleaned for Building G in November.

Sam to research life of existing asphalt parking areas to consider funding a new reserve.

There being no further business, the meeting was adjourned at 7:40 PM.

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES
November 16, 2015

Meeting called to order by President Wayne Martin at 6:00 PM. Other Directors present were Christine Kostis-Vice-President, Kathy Wuenstel, Secretary, Sam Gumbel, Treasurer and Michelle Gilpin.

MINUTES

Motion made by Sam to approve minutes of October 19, 2015 without reading. Second by Kathy. Unanimously approved.

TREASURER'S REPORT

Net income for October was \$2,808. Net loss for the year as of October 31 was \$85.

MANAGER'S REPORT

Violations:

Report of bicycle being left in front of one unit and a scooter and toy in front of another.

Maintenance:

Pressure cleaning of buildings complete.

Pickle ball lines on tennis court will be done tomorrow.

Four letters replaced by Sam at the South entry. Existing all dying.

Shut-off water valve replaced at 850. Broken pipe at same location last week repaired.

All main sewer line of building G jetted. Cost of \$250.

Locating of water valves and sewer cleanout per unit in progress.

Screenings:

Interviewed and approved buyer for unit 870.

Interviewed and approved buyer for unit 872.

OLD BUSINESS

Request for personal item variance from unit 898 tabled from last meeting was discussed.

Letter for approved items will be sent to owner. Details as follows.

Motion by Sam to approve flower beds on both side of the lanai. Second by Christine.

Wayne, Christine, Michelle, Kathy--Yes. Sam--No. Motion approved.

Motion by Christine to approve six lights in the flower beds. Second by Michelle.

Wayne, Christine, Michelle, Kathy--Yes. Sam--No. Motion approved.

Motion by Christine to approve potted, lighted, plant at the front door. Second by Wayne.

Wayne, Christine, Michelle - Yes. Sam, Kathy - No. Motion approved.

Motion made by Michelle to approve blue lights on the inside of the lanai. Second by Christine.

Unanimously approved.

Motion by Christine to approve hard wired light in hedge. Second by Michelle.

Unanimously approved.

Motion by Christine to approve mulch and border around approved potted plant at front door.

Second by Wayne. Unanimously approved.

Motion by Christine to approve shepard hook near rear patio with plants. Second by Wayne.

Christine, Wayne, Michelle, Sam -Yes. Kathy, No.

Cat ornament approved for rear planter.

Motion made by Christine to approve hose pot near air conditioner. Second by Michelle.

Christine, Wayne, Michelle, Kathy - Yes. Sam - No.

NEW BUSINESS

Motion made by Wayne to add a new Reserve to the 2016 Budget for asphalt replacement in the parking areas in the amount of \$5 per month per unit. Second by Michelle. Unanimously approved.

Motion made by Wayne to approve the 2016 Budget as proposed. Second by Kathy. Unanimously approved.

OPEN TO MEMBERS

There being no further business, the meeting was adjourned at 7:17 PM.

Respectfully submitted,
Sam Gumbel, Treasurer & Property Manager

PRITCHARD ISLAND HOMEOWNER'S ASSOC., INC.
ANNUAL MEMBERS MEETING
MINUTES
November 16, 2015

The meeting was called to order at 7:20 PM by Sam Gumbel

Sam Gumbel was designated as Chairman.

Members present and by proxy.

A total of 9 Members were present in person. 17 Members were represented by proxy totaling 26. 25 are required for a quorum. Required quorum met.

There were no minutes to approve from the 2014 meeting as quorum was not obtained.

Ballets for Directors were counted with the following members elected:

Nancy Smith
Sam Gumbel
Kathy Weunstel
Ziggy Jablonski
Michelle Gilpin

A motion was made by Kathy to borrow from Reserves to pay insurance premiums if needed. Second by Michelle. Unanimously approved.

A motion was made by Michelle to transfer any Net Profit in 2015 to the Reserves. Second by Kathy. Unanimously approved.

A motion was made by Michelle for the Board to use Reserve money to bid on the two foreclosures against units by the Association if decided. The amounts to be decided. Second by Jim Surrect. Unanimously approved.

There being no further business, the meeting was adjourned at 8:20 PM.

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
FIRST MEETING OF THE 2016 BOARD OF DIRECTORS
MINUTES

November 16, 2015

Meeting called to order by Director Sam Gumbel at 8:25 PM. New Directors present were Sam Gumbel, Kathy Wuenstel, Nancy Smith, and Michelle Gilpen.

ELECTION OF OFFICERS

Nancy nominated Kathy to be President. Second by Michelle. Unanimously approved.
Sam nominated Michelle as Vice-President. Second by Kathy. Unanimously approved.
Kathy nominated Nancy as Secretary. Second by Michelle. Unanimously approved.
Kathy nominated Sam as Treasurer. Second by Nancy. Unanimously approved.

OLD BUSINESS:

NEW BUSINESS:

Sam made a motion for all Board Member to be signors on the bank accounts. Second by Kathy. Unanimously approved.

OPEN TO MEMBERS:

There being no further business, the meeting was adjourned at 8:40 PM.

Respectfully submitted,

Sam Gumbel, Treasurer & Property Manager