

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES
January 18, 2016

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

MINUTES

Motion made by Sam to approve October 19, 2015 meeting minutes of 2015 Board's last meeting, and the 2016 Board's first meeting without reading. Second by Michelle. Unanimously approved.

TREASURER'S REPORT

Net income for December was \$558. Net loss for 2015 ending December 31 was \$1,722.

Motion made by Sam to reach final settlement with owner of unit 896 past fees and costs with a write off of a maximum of \$1,396. Second by Michelle. Unanimously approved.

Sam noted an error in the 2016 budget Reserve item "Dock Replacement and Repair" to the Association's favor will be reconciled and discussed at the next meeting.

Foreclosure auction of unit 922 will be on Thursday, January 21.

Sam made a motion to pay off balance of loan from the Reserves to the Operating account to fund insurance premiums, in the amount of \$10,000, be paid back in total. Second by Michelle. Unanimously approved.

Michelle made a motion to approve the Treasurer's report. Second by Kathy. Unanimously approved.

MANAGER'S REPORT

Violations:

Parking violations were reported and discussions have been held with the owners of the vehicles.

Maintenance:

Pickle ball lines on tennis court completed.

Locating of water valves and sewer cleanout per unit complete. Total cost of \$4,635.

Dead valley of 822/824 leaking. Roof to be replaced.

Sam to get proposals to put gutters on the front two units of every building.

Screenings:

Interviewed and approved buyer for unit 872.

Interviewed and approved new tenant for unit 864.

Kathy made a motion to accept the Manager's report, Second by Michelle. Unanimously approved.

OLD BUSINESS

None

NEW BUSINESS

Motion made by Sam to remove Ziggy as an authorized signature on the checking accounts due to him not being able to perform Board duties, due to illness, at this time. Second by Kathy. Unanimously approved.

Two proposals were presented for the cleaning of the docks. Motion made by Nancy to accept the proposal from A & R Home Services for \$1,334. Second by Kathy. Unanimously approved.

Discussion of foreclosure auction of unit 922 occurring on January 21 was held. Sam to call other Board members after he talks to our attorney on how to proceed.

Sam requested that the February Board Meeting be held on the 22nd rather than the scheduled date of February 15th.

Sam to get prices to replace post lights at the South entry.

Sam to present options for the storing of kayaks.

OPEN TO MEMBERS

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
February 22, 2016

Meeting called to order by President Kathy Wuenstal at 6:00 PM. Other Directors present were Michelle Gilpin, Vice-President, Nancy Smith, Secretary, Sam Gumbel, Treasurer and Ziggy Jablonski, Director.

MINUTES

Motion made by Sam to approve January 18, 2016 meeting minutes without reading. Second by Michelle. Unanimously approved.

TREASURER'S REPORT

Final adjusted net income for December was \$857. Net loss for the year thru December 31, 2015 was \$1,875. Net income for January, 2016 was \$2,559. Balance of loan from Reserves for insurance premium paid off from Operating. Foreclosure of unit 922 complete. Back maintenance fees should be received soon. The "Reserve Adjustments and Interest Distribution" statement for 2015 was presented. Ziggy made a motion to approve the Treasurer's report. Second by Michelle. Unanimously approved.

MANAGER'S REPORT

Violations:

None.

Maintenance:

Cleaning of docks complete.

Roof replaced on unit 904 and 918. Approved roof replacements for 922 and dead valley of 922/924.

Roof repaired on rear of 910.

Siding repairs done on 820, 822, 824, 826, 828, and 902. Caused by wind.

Sam picked up parking curb in Ocala. Replaced one broken at in-ground trash cans, buildings F & G.

New hedges installed at units 840, 918, 920, 922, and 924.

Rear patio gutter repaired and caulked on unit 830.

Border timbers replaced at 870, 818, 832, and 924.

The Inverness building department said that it seems that no permit was pulled for the roof replacements done in 98' and 99'. This explains why many insurance companies have hesitated in writing policies for new owners.

Screenings:

Interviewed and approved buyer for unit 922.

Michelle made a motion to accept the Manager's report. Second by Ziggy. Unanimously approved.

OLD BUSINESS

Proposals for gutters in front of each building was presented. Motion made by Nancy to accept proposal from Pro. Roofing unless third proposal not yet received is substantially lower. Second by Sam. Unanimously approved.

Storage systems for kayaks and canoes presented and discussed.

NEW BUSINESS

Sam directed to possibly add "Pickle Ball" to tennis court sign.

New siding for building "B" was discussed. More proposals are expected.

Consideration for new post lights at the South entry was discussed. Tabled to the next meeting.

Repairs to South entry walls discussed and tabled to next meeting.

Sam notified the Board that he will be selling his unit on March 1, and will no longer be permitted to serve on the Board as a Director. He will still serve as the property manager.

OPEN TO MEMBERS

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
March 21, 2016

Meeting called to order by President Kathy Wuenstal at 6:00 PM. Other Directors present were Michelle Gilpin, Vice-President, Nancy Smith, Secretary, Sam Gumbel, Treasurer and Ziggy Jablonski, Director.

Sam Gumbel verbally resigned his position as Director/Treasurer of the Association due to the selling of his unit. He will remain as the Property Manager.

Kathy nominated Michelle as the new Treasurer. Second by Nancy. Unanimously approved.

Al Grubman asked to apply for the open Director's position. Michelle nominated Al for the position.

Second by Ziggy. Unanimously approved.

MINUTES

Motion made by Kathy to approve February 22, 2016 meeting minutes without reading. Second by Michelle. Unanimously approved.

TREASURER'S REPORT

Net loss for February, 2016 was \$2,559. Net profit for the year thru February was \$11,634.

Check received from foreclosure of unit 922 in the amount of \$12,471.79. \$1,889.13 of this is payable to the attorney for legal fees and was paid in March, resulting in total recovery of \$10,582.66.

Kathy made a motion to approve the Treasurer's report. Second by Nancy. Unanimously approved.

MANAGER'S REPORT

Violations:

None.

Maintenance:

Roof replaced on unit 922 and dead valley of 922/924.

Tree lifting will be done in April.

Sam to check with Jeff as to cost of increasing gutter cleaning to every two months on buildings G & H.

Screenings:

Interviewed and approved buyer for units 818, 872 and 908.

OLD BUSINESS

Contract for gutters signed and returned to Pro. Roofing.

Storage hooks for kayaks presented. Motion made by Kathy to purchase one set of hooks and mount to dock to see how it works. Second by Al. Unanimously approved.

The sign at the tennis court will be left as is.

Two proposals have been received for siding replacement on Building "B". Waiting on others.

Various proposals received for work on front entries. Waiting for others. Repair of two fences have been approved to be done by Neat and Tidy.

Motion made by Kathy to approve proposal from Neat & Tidy to build concrete block wall around in-ground utility box behind building "C" for \$550. Second by Michelle. Unanimously approved.

Motion made by Kathy to approve new property management contract with Sam Gumbel. Second by Ziggy. Unanimously approved.

Motion made by Kathy that Sam Gumbel, as Property Manager, be approved to remain as a signer on the checking accounts and to sign documents for the Association that do not require a specific officer signature. Second by Ziggy. Unanimously approved.

Motion made by Kathy to accept report on old business. Second by Michelle. Unanimously approved.

NEW BUSINESS

Proposals discussed for cleaning, crack repair, and painting of pool deck. Motion made by Kathy to approve proposal for \$1,340 if lower price is not received by next proposal. Second by Ziggy. Unanimously approved.

Motion made by Kathy that Sam submit to the Board to approve all landscape changes.,

Second by Al. Unanimously approved.

Sutton Inspection Service selected by Sam for new building property evaluations report required for insurance quotes every three years. Cost of \$600.

Sam reported that asphalt sealing proposals are being received.

Board directed Sam to explore use of trash compactor dumpsters to replace existing dumpsters.

OPEN TO MEMBERS

Complaint of unit 912, which is vacant, has blinds not closed. Sam to call Century 21.

There being no further business, the meeting was adjourned at 7:55 PM.

Respectfully submitted,
Sam Gumbel, Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES
April 18, 2016

Meeting called to order by President Kathy Wuenstal at 6:00 PM. Other Directors present were Michelle Gilpin, Treasurer, Nancy Smith, Secretary, Ziggy Jablonski, Director, and Al Grubman, Director. Also present, Sam Gumbel, Property Manager.

Motion made by Nancy for Ziggy to be Vice President. Second by Al. Unanimously approved.
Motion made by Michelle that all Directors will be signors on the bank accounts. Second by Michelle. Unanimously approved.

MINUTES

Motion made by Kathy to approve March 21, 2016 meeting minutes without reading. Second by Michelle. Unanimously approved.

TREASURER'S REPORT

Net loss for March, 2016 was \$5,726.58. Net loss for the year thru March was \$4,165. Instructions by the Board to recognize Accounts Payable accounted for \$4,994.50 resulted in a loss in March, but now corrects our statements to make them more accurate.
Michelle made a motion to approve the Treasurer's report. Second by Al. Unanimously approved.

MANAGER'S REPORT

Violations:

None.

Maintenance:

Leaking valve in men's urinal at pool. Fixed by plumber.

Street light #13999 repaired. Light on pole #14020 still causing problems.

Meeting room cleaned.

Screenings:

None.

COMMITTEE REPORTS

Landscape committee presented a list of objectives. Motion made by Michelle to make the list of work needed to be done. Second by Ziggy. Unanimously approved.

Motion made by Michelle to hire a horticulturist for a maximum of \$100 for a consult. Second by Ziggy. Unanimously approved.

OLD BUSINESS

Gutters installed, but down spouts not accepted. Pro. Roofing notified to correct.

Kayak storage hooks installed on Dock #2. Motion made by Michelle to require kayak owners to have assigned spaces at the docks like other boats. Kayaks can be stored on the hooks, purchased by the owner, or on the ground leaning up against the dock in space assigned. Second by Al. Unanimously approved.

Two proposals have been received for siding replacement on Building "B". Still waiting on others.

Motion made by Nancy to approve Tom Fuller Stucco's proposal for \$1,400 to put Styrofoam cap on top of entry walls. Second by Michelle. Unanimously approved.

Motion made by Al to accept proposal from Henry Trochez to pressure clean the front entry walls and fences, paint the column caps, and paint the wrought iron fence for a total of \$1,400. Second by Nancy. Unanimously approved.

Utility box enclosure behind building "C" has been completed.

Motion made by Ziggy to accept John Crowder's proposal for sealing, striping, and lettering asphalt areas for a total of \$7,303.46. Second by Al. Unanimously approved.

Motion made by Al to use the same colors as now exist for the pool area. Second by Nancy. Unanimously approved.

Sam reported on the information received from Waste Management trash compactors requested at the last meeting.

NEW BUSINESS

Letter received from unit 850 about problems with the second floor windows being loose. Sam is trying to get information on how it is constructed.

Motion made by Michelle to approve request for a paver patio behind 908/910. Second by Nancy.

Unanimously approved.

Motion made by Ziggy to approve request for a paver patio behind unit 848. Second by Michelle.

Unanimously approved.

Sam instructed to get proposals for replacement of Dock #1 and for the installation of a center hand rail for the floating portion of Docks #2 & #6.

OPEN TO MEMBERS

Report of metal panel over patio loose on 876.

Help requested from a SAPIHA owner for PIHA to help resolve a conflict with the SAPIHA Board.

No action taken.

There being no further business, the meeting was adjourned at 7:55 PM.

Respectfully submitted,

Sam Gumbel, Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES
May 16, 2016

Meeting called to order by President Kathy Wuenstal at 6:00 PM. Other Directors present were Michelle Gilpin, Treasurer, Nancy Smith, Secretary, Ziggy Jablonski, Vice-President, and Al Grubman, Director. Also present, Sam Gumbel, Property Manager.

MINUTES

Motion made by Michelle to approve April 18, 2016 meeting minutes without reading. Second by Ziggy. Unanimously approved.

TREASURER'S REPORT

Net loss for April, 2016 was \$1,584. Net loss for the year thru April 30, 2016 was \$5,750. Sam reported that the Association is in very good financial condition. Michelle made a motion to approve the Treasurer's report. Second by Nancy. Unanimously approved.

MANAGER'S REPORT

Violations:

None. The storage of bicycles, scooters, etc. outside the unit was discussed. Sam to explore storage options and report at the next meeting.

Maintenance:

Roof replaced on 856 and 858.
Soffit and siding repaired on 832.
Siding repaired on 860 and 872.
All ridge vent caps checked and replaced where needed.
Soffit repaired on pool building.
West side of unit 918. Settlement cracks filled, wall primed and painted. Exterior electrical outlet replaced.
Motion made by Ziggy to clean rear gutters of building "G" and "H" once a month. Second by Michelle. Unanimously approved.
One Laurel Pedulum and three Muly grass installed on the North side of the South entry.

Screenings:

None.

COMMITTEE REPORTS

Landscape Committee.

Committee met with horticulturist and reviewed his recommendations. A two page list of recommendations was presented to Sam. Action on the list tabled to the next meeting. Jeff with Neat & Tidy is also being consulted.

OLD BUSINESS

Gutter downspouts corrected by Professional Roofing.
Three more kayak storage hooks installed.
The third company solicited for a proposal to replace siding on building "B" said that the work is not needed. This item tabled for future consideration.
White caps installed on brick entry walls. Wrought iron fence and column caps pressure cleaned and painted. Brick columns and walls pressure cleaned and repaired.
Asphalt sealing and striping almost completed.
Pool deck and building pressure cleaned. Pool deck painted.
Replacement of Dock #1 discussed. One proposal considered. Tabled to the next meeting.

NEW BUSINESS

2016-2017 insurance proposals considered. . Motion made by Al to accept proposal from Hartselle Insurance. Second by Nancy. Unanimously approved.

Result is savings of \$9,500 compared to last year's policy with better coverage.

Proposals for sodding four areas considered. Motion made by Ziggy to accept the proposal from Connolly's Sod and Nursery. Second by Michelle. Kathy-yes, Michelle-Yes, Nancy-Yes, Ziggy-Yes, Al-No. Motion passed.

Painting of the masonry portion, the facias, and soffits of the buildings this coming winter discussed. Letter to the current occupants presented by Kathy for approval. Letter updates the things going on at Pritchard Island. Sam to distribute.

OPEN TO MEMBERS

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

Respectfully submitted,

Sam Gumbel, Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES
June 20, 2016

Meeting called to order by President Kathy Wuenstal at 6:00 PM. Other Directors present were Michelle Gilpin, Treasurer, Nancy Smith, Secretary, and Al Grubman, Director.
Also present, Sam Gumbel, Property Manager.

MINUTES

Motion made by Michelle to approve May 16, 2016 meeting minutes without reading. Second by Nancy. Unanimously approved.

TREASURER'S REPORT

Net profit for May, 2016 was \$3,983. Net loss for the year thru May 31, 2016 was \$1,767.
Foreclosure auction for unit 874 will be held June 30. Michelle made a motion to approve the Treasurer's report. Second by Nancy. Unanimously approved.

MANAGER'S REPORT

Violations:

Unit 912 leased without tenant interview. Sam instructed to write letter to owner.
Tenant in unit 864 called about too many guests at pool, and plants, etc. on side of patio.
Boat trailer attached to truck overnight. Owner notified to call tenant. Not seen since.
4 kayaks, belonging to unit 822, on Dock #1 floating dock. Called tenant. Corrected.

Maintenance:

Ongoing small roof leak in unit 856 after roof replacement repaired again on 8/16.

Screenings:

None.

COMMITTEE REPORTS

Landscape Committee. List presented at last meeting was again reviewed.

OLD BUSINESS

Sod installation delayed. Decision made to do this in late fall after the summer heat.
Discussion held concerning proposal to seed by Neat & Tidy.
Asphalt sealing and striping completed.
Consideration of Dock #1 replacement again tabled until next meeting.
Proposal for hand rails in center of floating portion of Docks #2 and #6 presented and discussed.
Cost would be \$1,640 per dock. Tabled for other options to be considered.
Letter from the PIHA Board, approved at last meeting, distributed to occupants.
Storage of bicycles discussed with no resolution.

NEW BUSINESS

Request for paver patio installation from unit 826. Michelle made a motion to approve. Second by Al. Unanimously approved.
Request from unit 924 for hanging of personal items in windows. Board requests pictures of items.
Tabled to next meeting.

OPEN TO MEMBERS

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

Respectfully submitted,

Sam Gumbel, Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES
July 18, 2016

Meeting called to order by Vice President Ziggy Jablonskis at 6:00 PM. Other Directors present were Michelle Gilpin, Treasurer, Nancy Smith, Secretary, and Al Grubman, Director. Also present, Sam Gumbel, Property Manager.

MINUTES

Motion made by Michelle to approve June 20, 2016 meeting minutes without reading. Second by Al. Unanimously approved.

TREASURER'S REPORT

Net profit for June, 2016 was \$2,118. Net profit for the year thru June 30, 2016 was \$352. Unit 874 was sold in foreclosure auction June 30. Results have not yet been received. Michelle made a motion to approve the Treasurer's report. Second by Al. Unanimously approved

MANAGER'S REPORT

Insurance liability inspector toured the property and requested the following:

- 1) One railing board to re-attach and one board to replace on dock #4. (Done)
- 2) Adjust pool gate closure so that it automatically locks. (Sam to fix.)
- 3) Install fire extinguisher at the pool. (Done.)
- 4) Put sign in front of each dock warning of alligators. (Sam to ~~do~~ order signs.)

Violations:

None.

Maintenance:

Lawn fertilization chemical changed to see if there is an improvement. Sam to talk to lawn contractor about cutting the grass too short.

Screenings:

Unit 874 and 860 new owners interviewed and approved. ~~None.~~

COMMITTEE REPORTS

OLD BUSINESS

Consideration of Dock #1 replacement again tabled until next meeting. Board will meet before the next meeting to also look at docks 3, 4, and 5 for possible replacement.

NEW BUSINESS

OPEN TO MEMBERS

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

Respectfully submitted,

Sam Gumbel, Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES
August 15, 2016

Meeting called to order by President Kathy Weunstel at 6:00 PM. Other Directors present were Ziggy Jablonskis, Vice President, Michelle Gilpin, Treasurer, Nancy Smith, Secretary, and Al Grubman, Director.

Also present, Sam Gumbel, Property Manager.

MINUTES

Motion made by Michelle to approve July 18, 2016 meeting minutes without reading. Second by Nancy. Unanimously approved.

TREASURER'S REPORT

Net profit for July, 2016 was \$3,177. Net profit for the year thru July 31, 2016 was \$3,529. Unit 874 was sold in foreclosure auction June 30. Claim is being made by our attorney against the overage after mortgage satisfaction.

Michelle made a motion to approve the Treasurer's report. Second by Al. Unanimously approved.

MANAGER'S REPORT

Violations:

Unit 868 parking boat and SUV in front of unit on grass.

Motion made by Al to send letter to owner about violation and also require that he remove electrical cord running from his unit to his boat after he charges boat batteries. Second by Ziggy. Unanimously approved.

Maintenance:

Street light on pole #14020 reported by SECO as fixed. Owner reports it was again out over the last weekend. Street light reported out in front of 956.

Dock #5: Repair of sagging portion and loose rail will be done 8/18.

Dock #3: Replacement of one section of top rail will be done 8/18.

Dock #1: Replacement of one piece of deck on ramp to floating dock will be done 8/18.

Kathy reported on her discussions with Jeff from Neat & Tidy about seeding grass.

Kathy made a motion to continue with seeding behind buildings D & E rather than re-sodding.

Second by Ziggy. Unanimously approved.

Screenings:

COMMITTEE REPORTS

OLD BUSINESS

Owner of unit 924 submitted photos of items requested to be hung in front windows of unit.

Motion made by Ziggy to deny request. Second by Michelle. Voting results: Al-yes, Ziggy-yes, Michelle- yes, Kathy-no, Nancy. no. Request denied.

Docks were discussed. Michelle made a motion to accept proposal from Marlin Marine to use method to stabilize floating docks of #2 and #6 for \$200 each. Second by Ziggy.

Unanimously approved.

Motion made by Nancy to replace Dock #1 and another dock to be chosen after estimates received to leave current length compared to extending out. Sam to make copies of estimates for all Board members. Second by Ziggy. Unanimously approved.

Sam instructed to get other estimates to replace Dock #5.

Sam explained, per Nancy's request, to review expenditures on Beautification/Landscaping in 2015.

NEW BUSINESS

Discussion held concerning maintenance of pontoon boat belonging to owner of 898. Sam instructed to send letter to owner.

Request that light globes along walk to pool be cleaned. Sam will take care of.

Large Doberman reported in unit 896. Not leashed when walked and not picked up after.

AI requested that concerns brought up at the last meeting by the President of Gospel Island HOA. One was the status of the dumpsters. Another was the use of fireworks on the 4th of July.

OPEN TO MEMBERS

It was noted that dumpster #4, recently replaced, is smaller than the others. Sam to check.

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

Respectfully submitted,

Sam Gumbel, Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES
September 19, 2016

Meeting called to order by President Kathy Weunstel at 6:00 PM. Other Directors present were Ziggy Jablonskis, Vice President, Michelle Gilpin, Treasurer, Nancy Smith, Secretary, and Al Grubman, Director.

Also present, Sam Gumbel, Property Manager.

MINUTES

Motion made by Michelle to approve August 15, 2016 meeting minutes without reading. Second by Nancy. Unanimously approved.

TREASURER'S REPORT

Net profit for August, 2016 was \$2,164. Net profit for the year thru August 31, 2016 was \$5,693. Sam noted that cash in banks now total approximately \$280,000 and that our crime insurance policy coverage is for \$250,000. Sam directed to find out how much extra coverage will cost. 874 foreclosure proceeds should be received in the next two weeks. The attorney representing the Association has sent us a letter saying she can no longer provide us with service. Sam will search for a new legal firm.

Nancy made a motion to approve the Treasurer's report. Second by Michelle. Unanimously approved.

MANAGER'S REPORT

Violations:

Owner of 868, 898, 924 sent letter per Board's instruction from last meeting.

Tenant of 986 reported in pool area with dog. Claimed that it is a service dog. Asked for verification.

Maintenance:

Docks #5, #1 repairs complete. Dock #3, one section of rail to be done this Thursday.

Landscape maintenance proposal discussed and Sam instructed to set up Special Meeting with Jeff from Neat & Tidy to discuss.

Light globes leading from street to pool cleaned per request at last meeting.

Replaced one letter in Pritchard Island's name at front entry.

Pool gate lock repaired by locksmith.

Front step repaired and new coach light installed for unit 872.

Hole in wall repaired at unit 840.

Screenings:

New tenant for unit 824 interviewed and approved. Verification of guest's service dog requested.

New tenant for unit 928 interviewed and approved.

COMMITTEE REPORTS

OLD BUSINESS

Motion made by Al to replace Dock #1 existing walkway. Second by Michelle. Unanimously approved. Size of dumpster #4 checked for size, as requested, and found to be same size as others.

Motion made by Michelle to pay for consultant advisor to advise on colors for buildings to be painted in 2017. Second by Ziggy. Unanimously approved.

NEW BUSINESS

Letter from Gospel Island owner regarding Waste Management trucks and dumpsters, and problems at the pool read to the Board.

OPEN TO MEMBERS

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

Respectfully submitted,

Sam Gumbel, Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES
October 17, 2016

Meeting called to order by President Kathy Weunstel at 6:00 PM. Other Directors present were Ziggy Jablonskis, Vice President, Michelle Gilpin, Treasurer, Nancy Smith, Secretary, and Al Grubman, Director.
Also present, Sam Gumbel, Property Manager.

MINUTES

Motion made by Ziggy to approve September 19, 2016 meeting minutes without reading. Second by Nancy. Unanimously approved.

TREASURER'S REPORT

Net profit for September, 2016 was \$2033. Net profit for the year thru August 31, 2016 was \$7,726. A hearing has been set in Citrus County Court for October 20th to review our claim against unit 874. A discussion was held concerning the painting of the buildings. Sam instructed to get proposal to paint the front doors and inside the screen enclosures.
Nancy made a motion to approve the Treasurer's report. Second by Michelle. Unanimously approved.

MANAGER'S REPORT

Violations:

Owner of 868 sent violation letter. Tenant sent copy. Items corrected.
Owner of 924 sent letter denying request for window items.
Guest of owner of 896 submitted papers designating Doberman as "emotional support animal.
No reply from tenant in 986 or supporting paperwork claiming large dog in pool area that charged a unit owner is a service dog. Property manager contacted Sam and said he would handle.
Tenant of 824 claiming a guest's dog was a service dog has moved out. New tenant with dog she claims is 42 pounds as "emotional support animal". She has submitted paperwork.
A discussion ensued about "service dogs" and "emotional support animals" and the confusion surrounding this issue. Sam reported a meeting with attorney about this matter with him stating "he would not get involved in this and didn't know of another attorney that would."
Owner stated that dog coming from unit 896 was not on leash and charged them.
Motion made by Al to send to owner of 896 letter specifying violation of leash requirements
Second by Michelle. Unanimously approved.

Maintenance:

Siding above 922/924 and 918/920 removed. No waterproofing found. Waterproofed and siding re-installed. Discussion held about the variations existing behind the siding waterproofing in the buildings.
Door step of unit 886 repaired by Sam.
Abandoned turtle hole next to tennis court filled and new sod installed.
Washouts in berm filled and new sod installed near units 880, 890, 902, and 916 by Neat & Tidy.
Eight bulbs replaced on entry post lights replacing CFL bulbs with LED by Sam.
Clock at pool replaced by Sam.

Screenings:

New tenant for unit 892, 824, and 832 interviewed and approved.
Buyer for unit 874 interviewed and approved.

OLD BUSINESS

Motion made by Al to approve proposal presented by Kathy to add lawn maintenance upgrades to contract with Neat & Tidy for 2017. Second by Ziggy. Unanimously approved.
Motion made by Al to accept proposal from Dock Masters for the replacement of the stationary portion of Dock #1. Second by Ziggy. Unanimously approved.
Motion made by Al for Beverly Wise the task of chairing a "Building Paint Color Committee".

Second by Michelle. Unanimously approved.
Motion made by Nancy to use Edward Spaight, PA as attorney for the Association. Second by Ziggy. Unanimously approved.

NEW BUSINESS

Request made by owner of unit 924 for reimbursement for an entry light. Motion made by Michelle that the request be denied. Second by Al. Unanimously approved.

2017 proposed budget presented to the Board. Discussion held with final adjustments and approval to be made at the Annual Meeting on November 14, 2016.

OPEN TO MEMBERS

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

Respectfully submitted,

Sam Gumbel, Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
2016 BOARD OF DIRECTORS MEETING
MINUTES
November 14, 2016

Meeting called to order by President Kathy Wuenstel at 6:00 PM. Other Directors present were Ziggy Jablonskis, Vice President, Michelle Gilpin, Treasurer, Nancy Smith, Secretary, and Al Grubman, Director.
Also present, Sam Gumbel, Property Manager.

MINUTES

Motion made by Michelle to approve October 17, 2016 meeting minutes without reading. Second by Ziggy. Unanimously approved.

TREASURER'S REPORT

Net profit for October, 2016 was \$912. Net profit for the year thru October 31, 2016 was \$8,818. A hearing has been re-set in Citrus County Court for November 17th to review our claim against unit 874. Motion made by Michelle to accept Treasurers' report. Second by Nancy. Unanimously approved.

MANAGER'S REPORT

Violations:

Motion made by Ziggy to fine owner of unit 896 \$100 for not having the dog on a leash. Second by Michelle. Unanimously approved.

Maintenance:

Six Muhly Grass and one Laurel Pendulum planted at the front entry. One Muhly Grass planted next to drain pipe.
Contract signed to replace roof of 874 and 876.
Front entry light of 840 replaced by Sam.
Main shut of valve of unit 904 and hose bib of 902 replaced by plumber.
Front door steps of 888 and 876 repaired by Sam.
Rye seed put behind building D & E.
North entry irrigation light repaired by Sam.

Screenings:

New tenant for units 876 and 912 interviewed and approved.

OLD BUSINESS

Crime policy limits raised to \$300,000.
Paint colors, front doors, and interior of patios for buildings tabled until next meeting.
Dog problem tabled to the next meeting.
Contract signed to replace roofs of 874 and 876.
Motion made by Nancy to accept the 2017 budget. Second by Michelle. Unanimously approved.

NEW BUSINESS

Request made for Sam to research solar light to install between the buildings.

OPEN TO MEMBERS

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

Respectfully submitted,

Sam Gumbel, Property Manager