

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES
January 16, 2017

Meeting called to order by President Kathy Weunstel at 6:00 PM. Other Directors present were Ziggy Jablonskis, Vice President, Wayne Martin, Treasurer, Greg Kostis, Secretary, and Jim Surette, Director.

Also present, Sam Gumbel, Property Manager.

Kathy submitted by statement that she was resigning as President of the Association.

Motion made by Greg for Wayne to be President. Second by Jim. Unanimously approved.

Motion made by Greg for Kathy to be Treasurer in place of Wayne. Second by Jim. Unanimously approved.

MINUTES

Motion made by Kathy to approve the minutes of the November 14, 2016 final meeting of the 2016 Board of Directors, without reading. Second by Jim. Unanimously approved

Motion made by Kathy to approve the minutes of the November 14, 2016 first meeting of the 2017 Board of Directors, without reading. Second by Jim. Unanimously approved.

TREASURER'S REPORT

Final proceeds received from the foreclosure of unit 874 in the amount of \$4,209. No major amounts of maintenance fees remain unpaid.

Net profit for December, 2016 was \$2,606. Net profit for the year thru December 31, 2016 was \$13,884.

A review of the P & L was made showing where the profit came from.

MANAGER'S REPORT

Violations:

Complaint of kids from 928 jumping pool fence. Called owner. She said she would handle.

Violation letters about Doberman Pincher sent to unit 896. Meeting with the Fining Committee held with fine approved.

Nuisance complaint of child from 912 ringing door bells and then running away. Called owner to handle.

Maintenance:

Area above unit 854 inspected for mold by Service Masters. Found minor growth considered normal.

Complaint of ants above unit. A-1 Pest Control inspected. Found nothing. Authorization given to put insect control powder above unit in truss area.

Roofs replaced—units 874 and 876, 896, 896/898 dead valley, and front of 930.

Two new replacement letters at front entries installed by Sam.

Front door riser of unit 894 repaired by Sam.

Hose bib of unit 902 and 876 repaired by Sam.

Broken sprinkler head replaced at North entry by Sam.

Two bulbs replaced at North front entry by Sam.

Utility box behind Building G replaced by SECO.

Mulch will be done in February per Neat & Tidy.

Screenings:

Interviewed and approved new owner for unit 894.

COMMITTEE REPORTS

PAINTING:

Beverly Wise, Chairman, presented a color board representing the ideas of the Committee. Sam directed to consult an attorney concerning Declaration 5.1.3, that colors of the buildings,

among other things, cannot be changed without approval of owners of all original units in the building and approval of the Board.

LANDSCAPING:

Kathy Weunstal, Chairman, presented a general idea of what is planned for 2017.

OLD BUSINESS

Lights between the buildings was discussed and it was decided that there was no support for this idea from the owners.

The walkway replacement of Dock #1 is now delayed until February.

Service and support animals again discussed. Board given a proposed form for these dogs to sign.

Tabled until the next meeting.

NEW BUSINESS

Sam requested further compensation for the larger than anticipated amount of hours required to be worked to carry on the business of the Association in the last two years.

Motion made by Ziggy to give Sam a bonus of \$2,000. Second by Jim. Unanimously approved.

Sam requested to report quarterly on the amount of hours he is putting in.

OPEN TO MEMBERS

Concern was expressed about the cleaning of the pool deck. Sam will check with cleaning service.

Sam requested to check diseased trees in front of unit 924. Problem discussed with landscaping company and trees will be sprayed this Thursday.

Motion made by Kathy for committee to work on landscaping. Second by Greg. Unanimously approved.

Kathy stated that she is in contact with the Post Office to replace damaged box.

Sam to get estimate to paint the mailboxes.

There being no further business, the meeting was adjourned at 8:00 PM.

Respectfully submitted,

Sam Gumbel, Property Manager

AGENDA
PIHA BOARD OF DIRECTORS
February 20, 2017

CALL TO ORDER

ROLL CALL OF DIRECTORS

APPROVAL OF MINUTES

January 16, 2017

TREASURER'S REPORT

Net profit for January was \$425.

2016 profit of \$13,884 has been retained in the operating account.

New signature cards complete.

Discuss 2016 ending reserve distribution.

MANAGER'S REPORT

Violations:

10 piles of dog excrement. 2 behind building H, 8 behind building G and 1 behind bldg. F, found in the last month. No witness that it was Doberman. All seem from the same size large dog. Owner of Doberman in unit 896 told of suspected violation. He said they were not from his dog, but agreed to talk to his girlfriend about the excrement. Further inspections have found no more violations. Report from unit owner that Doberman was seen loose on the lake berm on Saturday, January 13. Noted to owner that door screen needs replacing in front and patio doors.

Maintenance:

Sod installed by SECO, partially, behind building F where dug up by SECO.

Siding repairs done on units 828, 892, 894, 930, 928, 878, 864, and 822. Soffit repair done to unit 878. Patio gutter repaired behind unit 910. All done by A & R Service

Bent fence bar at NW corner of pool fence replaced by Neat & Tidy.

Palm tree hit by lightning removed from front of 842 by Neat & Tidy..

Palm tree stub removed from front of 826 by Neat & Tidy.

Screenings:

Unit 854 sold to existing owner. No interview required.

New owners of 890 interviewed and approved.

****New tenant for 864 interviewed and approved.

COMMITTEE REPORTS

****Painting. Consider pressure cleaning of building and cleaning of roofs.

Landscaping

OLD BUSINESS

Review form submitted last meeting for owners of service/emotional support animals.

Ratify phone vote taken to approve attorney re-writing Declaration 5.1.3. Unanimously approved by phone.

Review attorney's change recommendation for 5.1.3 of the Declaration.

Walkway to dock #1 replacement now still scheduled to start this month.

Review insurance requirements of Declaration 6.2 and 6.3.4.

***Proposal for painting of mail boxes and pool gate.

***Tree next to unit 902.

NEW BUSINESS

Request from unit 910 to install new front door with window per submission.

Review using Skype for communication with out of town directors.

Request from 916 to plant Hibiscus where planter removed per owners request.

***Board Members to sign Certifications.

***Purchase of folding chairs for meeting room.

OPEN TO MEMBERS

ADJOURN

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES
February 20, 2017

Meeting called to order by President Wayne Martin at 6:00 PM. Other Directors present were Kathy Weunstel, Treasurer, Greg Kostis, Secretary, and Jim Surette, Director. Also present, Sam Gumbel, Property Manager.

MINUTES

Motion made by Greg to approve the minutes of the January 16, 2016. Second by Jim.
Unanimously approved.

TREASURER'S REPORT

Net profit for January, 2017 was \$425. 2016 profit of \$13,884 has been retained in the operating account. The 2016 ending Reserve Distribution statement was presented and discussed. Discussion of putting some Reserve money in CD. Sam instructed to get more information. Motion made by Kathy to accept the Treasurer's report. Second by Jim. Unanimously approved.

MANAGER'S REPORT

Violations:

Dog excrement being found behind building F. Sam requested occupants keep eye out for violator. Sam instructed to research night camera.

Maintenance:

Sod installed by SECO behind building F where dug up by SECO.
Siding repairs done on 828, 892, 894, 930, 928, 878, 864, and 822. Soffit repairs done to 878 and two Cupolas. Gutter repaired behind unit 910. All done by A & R Services.
Bent fence bar at NW corner of pool fence replaced by Neat & Tidy.
Palm tree hit by lightning removed from the front of 842 and a palm tree stub removed from front of 826 by Neat & Tidy.

Screenings:

Unit 854 sold to existing owner. No interview required.
Interviewed and approved new owner for unit 890.
New tenant for unit 864 interviewed and approved.

COMMITTEE REPORTS

PAINTING:

Sam questioned if Board wanted to have the buildings pressure cleaned and the roof shingles cleaned since the painting of the buildings has been delayed. Nothing decided.

LANDSCAPING:

Nothing to report.

OLD BUSINESS

Service and emotional support animals problem discussed and still being researched.
Motion made by Kathy to ratify phone vote to have an attorney edit 5.1.3 of the Declaration for Board consideration. Second by Jim. Unanimously approved.
The change to 5.1.3 recommended by the attorney was presented to the Board. No decision was made and the painting of the buildings will be delayed.
Walkway of Dock #6 will be started this month per the contractor.
The insurance requirements of Declaration 6.2 and 6.3.4 was discussed. It was disclosed that proof of insurance coverage for their interior is not required to be sent to the Association by the owners.
Motion made by Greg to have the mail boxes painted per Henry Trochez Painting proposal. Second by Jim. Unanimously approved.

Motion made by Jim to allow owner of tree next to unit 902 to have roots ground down flush with soil.
Second by Kathy. Unanimously approved.

NEW BUSINESS

Request submitted by owner of unit 910 to install a new front door with a window per illustration provided. Motion made by Greg to approve the request. Second by Jim. Unanimously approved.

Discussion held about setting up Skype in meeting room for contact with Board members that live away during the summer. Item tabled as more information is gathered.

Request received from unit 916 to plant hibiscus where a planter was removed. Motion made by Greg to approve the request. Second by Jim. Unanimously approved.

Request submitted by owner of unit 842 to put potted plant on palm stump in front planter. Motion made by Greg to approve the request. Second by Jim. Unanimously approved.

Board members given Board Member Certification statements to sign.

Motion made by Kathy to purchase 10 additional chairs for the meeting room. Second by Jim. Unanimously approved.

OPEN TO MEMBERS

Concern expressed by the President of Gospel Island about the approval of a bonus for Sam without consulting the Boards of Gospel Island and SAPIHA. The concern is recognized.

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

Respectfully submitted,

Sam Gumbel, Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES
March 20, 2017

Meeting called to order by President Wayne Martin at 6:00 PM. Other Directors present were Ziggy Jablonski, Vice President, Kathy Weunstel, Treasurer, Greg Kostis, Secretary, and Jim Surette, Director. Also present, Sam Gumbel, Property Manager.

President, Wayne Martin, made a request that input from the Members on a particular subject being discussed by the Board wait until the Board has finished at which time they will be recognized. He also requested that discussions remain professional.

MINUTES

Motion made by Greg to approve the minutes of the February 20, 2016. Second by Ziggy. Unanimously approved.

TREASURER'S REPORT

Net loss for February, 2017 was \$3,394. Net loss thru February was \$2,970. This loss is normal in that mulch was installed in February.

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

MANAGER'S REPORT

Violations:

Dog excrement being found behind building F was found to be caused by a large dog in 884. Owner called and asked to handle the situation. Dog and excrement not seen since that time. Report received that two poodles are being walked on the berm and not picking up. Request made by Sam to notify him if unit number of the dogs location is determined.

Maintenance:

One pallet of sod installed by Neat & Tidy at different locations behind buildings. Board instructed for Sam to ask Neat & Tidy to dig out at the edges of installed sod so that it finishes flush with the surrounding ground.

Unit 910 entry door riser repaired by handyman working in unit.

Docks 3,4, & 5 checked for lifted nails by Property Manager.

Yearly termite inspection completed. Nothing found.

Owner of 910 said that gutter repair done on 910 is leaking. Sam to check.

Screenings:

Interviewed and approved buyer for unit 878.

New tenant for unit 824 interviewed and approved.

COMMITTEE REPORTS

PAINTING:

Sam again questioned if Board wanted to have the buildings pressure cleaned and the roof shingles cleaned since the painting of the buildings has been delayed.

Motion made by Kathy to wait for painting of buildings to be done to do pressure and roof shingle cleaning. Second by Jim. Unanimously approved.

Kathy reported that Committee is working on the color presentation. Sam reported that he was quoted \$350 to paint the color recommended on an A/B unit entry as a sample.

LANDSCAPING:

Harriet McCombs read a Committee report listing standards for future landscape improvements and maintenance. Greg questioned one of the items concerning owners plants being removed and standards of sod laying and planting by Neat & Tidy. Greg asked to work with the Landscape

Committee since he has experience in this area.
Sam said that he will no longer try to enforce owners plants, approved or not, as the detail required is too much to handle.

OLD BUSINESS

Service and emotional support animal's problem again discussed, including a suggestion for changing the Declaration.
Motion made by Jim that to table this item. Second by Ziggy. Unanimously approved.
The change to 5.1.3 recommended by the attorney was presented to the Board. Kathy made a motion to move forward in presenting the change to the Members for approval. Second by Jim. Unanimously approved.
Walkway replacement of Dock #1 started today.
Two proposals for painting of mail boxes, pool gate and fence top rail, pool building, meeting room building and walk light posts. Motion made by Greg to approve bid from A & R for mail boxes, pool gate and fence top rails where needed, and light posts. Second by Kathy with buildings to be inspected tomorrow to determine if needed and call Sam. Unanimously approved.
The roots to the tree at 910 have been ground down and the tree trimmed.
Ten new chairs for the meeting room have been purchased.
Jim made a motion to buy a \$200,000 CD from Capital Bank at 1.30%. Second by Ziggy. Unanimously approved.
Sam confirmed that communication to a Board Member not present in person can be considered present if he communicates by phone during the meeting.

NEW BUSINESS

"Happy Hour" and "No Fireworks" sign purchased.
Four new plastic ashtrays purchased for pool area.
Sam reported that the pool may have a leak. Testing is currently being done.
Two proposals presented for consideration to replace the current pool service company.
Motion to table. Second by Ziggy. Unanimously approved.
Sam requested Board Members to check the wood curb near unit 874 for possible replacement with a poured concrete curb for consideration at the next meeting.

OPEN TO MEMBERS

Request submitted by unit 910 for the Association to reimburse expense for second repair due to water damage after the initial repair of the roof.. Motion made by Greg to approve the request. Second by Jim. Unanimously approved.

There being no further business, the meeting was adjourned at 8:35 PM.

Respectfully submitted,

Sam Gumbel, Property Manager

PRICHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
C/O Integrity Tax & Bookkeeping Service, Inc.
4411 E. Arlington St.
Inverness, Fl. 34453

**Special Board of Directors Meeting Minutes
March 29, 2017**

Meeting called to order at 6:00 P.M. by President Wayne Martin. Other Directors present were Ziggy Jablonskis, Vice President, Kathy Weunstel, Treasurer, Greg Kostis, Secretary, and Jim Surette, Director. Also present was Sam Gumbel, Property Manager.

The meeting was held at Dock #1. The purpose of the meeting was to discuss the installation of the dock walkway which was lower than the walkway that was being replaced.

Motion made by Jim to approve a 24" straight drop from the existing point on the berm to the tree line where the walkway angles to the left and then level to the floating dock ramp. This subject to a meeting with the contractor on Monday, April 3, 2017 at 6:00 PM. Second by Ziggy. Unanimously approved.

Meeting adjourned at 6:40 PM.

PRICHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
C/O Integrity Tax & Bookkeeping Service, Inc.
4411 E. Arlington St.
Inverness, Fl. 34453

Special Board of Directors Meeting Minutes
April 3, 2017

Meeting called to order at 6:00 P.M. by President Wayne Martin. Other Directors present were Ziggy Jablonskis, Vice President, Kathy Weunstel, Treasurer, Greg Kostis, Secretary, and Jim Surette, Director. Also present was Sam Gumbel, Property Manager.

The meeting was held at Dock #1. The purpose of the meeting was to meet with Rodney MacRae of Dock Masters, Inc. to discuss the installation of the dock walkway which was lower than the walkway that was being replaced. After discussion of various options, Motion made by Jim to approve the walkway to be level from the point on the berm to the tree line where the walkway angles to the left, then a 24" drop to the floating dock ramp as agreed with the contractor. Second by Ziggy. Unanimously approved.

Meeting adjourned at 6:45 PM.

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES
April 17, 2017

Meeting called to order by President Wayne Martin at 6:00 PM. Other Directors present were Ziggy Jablonski, Vice President, Kathy Weunstel, Treasurer, Greg Kostis, Secretary, and Jim Surette, Director. Also present, Sam Gumbel, Property Manager.

MINUTES

Motion made by Kathy to approve the minutes of the March 20, 2016 meeting. Second by Ziggy. Unanimously approved.

Motion made by Jim to approve minutes of Special Board Meetings held on March 29th and April 3rd, 2017. Second by Ziggy. Unanimously approved.

TREASURER'S REPORT

Net loss for March, 2017 was \$1,124. Net loss for the year thru March was \$4,093. Maintenance fee collections are now all current. Water usage was questioned and Sam explained that this was due to a problem with the swimming pool having a leak which is currently being tested.

MANAGER'S REPORT

Quarterly hours worked by Manager's report, as requested at the last meeting, was presented to the Board. The Management Contract is based on an average of 70 hours per quarter. Sam reported that 114.5 hours were recorded, 12.5 hours of which were for property maintenance. The Board requested that Sam provide all Board Members with a copy of his Management Log for this first quarter of the year.

Violations:

Talked to occupants of 856 and 858 about noise nuisance complaints against each other.

Maintenance:

Hose bibs replaced on units 822 & 862.

Painting approved at last meeting should start the first week of May.

Large Crepe Myrtle tree removed from the front of 920 with owner's permission.

Mulch in back of units completed by Neat & Tidy with 19 more bags.

Screenings:

Interviewed and approved buyer for unit 908 by phone.

Interviewed and approved tenant for unit 894.

COMMITTEE REPORTS

PAINTING:

Harriet McCombs presented a color board presentation of the Committee's recommendation for the buildings. No decisions made.

LANDSCAPING:

Kathy presented a planned general list of things to be done. This will be made more specific and Presented to the Board at the next meeting. New plantings are planned to be done in June with the start of the rainy season.

OLD BUSINESS

Dock #1 walkway replacement correction started today.

Painting of mail boxes, pool gate, fence top rail, and walk light posts due to start the first week of May.

The purchase of the CD from Capital Bank, approved at the last meeting could not be done in that they are not for corporate accounts. Motion made by Ziggy to purchase a \$200,000 CD from Brannen

Bank at .9% with Reserve money and \$25,000 from Reserves and \$25,000 from Operating into the money market at .5%. Second by Jim. Unanimously approved.
Motion made by Jim to retain A Clear Water Pool Co. for the maintenance of the pool. Second by Jim. Unanimously approved.
Concrete curb around street planter in front of 874 & 876. Sam requested to get more information concerning the construction of the curb.

NEW BUSINESS

Sam explained that our covenants had expired and that they must now go through a "Revitalization" process. He recommended a law firm to handle this work. Harriet McCombs and Kathy Weunstel asked to look into the process before any decision is made. Tabled to next meeting. Sam was asked to request a meeting with a representative of the law firm be set up.
An envelope mailed to our Association from unit 950. SAPIHA, explaining the history of a problem with the SAPIHA Board, was discussed. Wayne Martin, a Director on the SAPIHA Board will report back to the PIHA Board.
Motion made by Kathy to amend a notice, dated July 1, 2015. The amendment would be to eliminate the words "front planter of units or" from item (9). Second by Jim. Kathy, Jim, and Ziggy voted yes. Wayne and Greg voted no. Motion passed. Item (9) refers to occupants planting in the front planters and will prohibit this without specific Board approval.
Jim Surette, unit 842, requested permission to install a front door with a window at the top. Motion made by Ziggy to approve the request. Second by Greg. Greg, Ziggy, Kathy, and Wayne, Yes. Jim, abstained. Motion approved.

OPEN TO MEMBERS

There being no further business, the meeting was adjourned at 8:15 PM.

Respectfully submitted,

Sam Gumbel, Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES
May 15, 2017

Meeting called to order by Vice - President Ziggy Jablonski at 6:00 PM. Other Directors present were Kathy Weunstel, Treasurer, Greg Kostis, Secretary, and by phone Jim Surette, Director. Also present, Sam Gumbel, Property Manager.

MINUTES

Motion made by Greg to approve the minutes of the April 17, 2017 meeting. Second by Kathy. Unanimously approved.

TREASURER'S REPORT

Net loss for April, 2017 was \$589. Net loss for the year thru April was \$4,682.

MANAGER'S REPORT

Copy of first quarter Management log delivered to Board members as requested.

Violations:

None.

Maintenance:

Painting of pool gate, rusted portion of fence, light poles at walk to pool, and mail boxes completed. Members reported that box ID's were no longer there. Sam to check and have corrected. Review of repair to retaining wall behind 932 by Neat & Tidy reviewed. Cost of project ran over the original estimate. Motion made by Kathy to pay Neat & Tidy the overage he requested. Second by Greg. Unanimously approved.

Screenings:

None.

COMMITTEE REPORTS

Painting:

Painting of buildings will probably occur in the fall.

Landscaping:

Kathy presented a list of things to be done after the start of the rainy season.

OLD BUSINESS

Amendment of 5.1.3 of the Declaration. Motion made by Kathy to recommend to the Members that Section 5.1.3 of the Declaration be amended to revert back to the original wording of the Declaration in 1985. Second by Jim. Unanimously approved.

Kathy made a motion to change the Rules & Regulations to include a way for the Owners to be involved in the decision making process, to be considered at the next meeting. Second by Greg. Unanimously approved.

Dock #1 walkway replacement almost complete.

\$200,000 CD purchased from Brannen Bank at .009% with Reserve Money.

Pool leak still not found and testing continues at a slow pace. Motion made by Greg to give pool company one week to show up or cancel contract. Second by Kathy. Unanimously approved.

Concrete curb around street planter in front of 874/876 still being researched.

Covenant Revitalization not required per Attorney David Perrin. Problem covered by Section 25 of the Declaration.

Change to Rules & Regulations about plants/flowers by owners delivered to each unit.

NEW BUSINESS

Insurance proposal for renewal due May 28 for 2017/2018 presented to the Board. The total will be \$28,544. Motion made by Greg to accept the proposal. Second by Kathy. Unanimously approved. A paint chart of colors to be included in the approved color book was submitted by the SAPIHA Board. Most of the colors were in grey tones. Kathy made a motion to not accept the colors submitted to be included in the approved color selection book. Second by Jim. Unanimously approved. Kathy, Jim, and Ziggy voted Yes. Greg voted no. Motion passed.

OPEN TO MEMBERS

Suggestion made to post signs that parking on grass not allowed. Solution suggested was to call the Property Manager to enforce when noticed.
Complaint of woodpecker pecking metal on fascia of SAPIHA house. No suggestions offered to solve problem.

There being no further business, the meeting was adjourned at 8:10 PM.

Respectfully submitted,

Sam Gumbel, Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES
June 26, 2017

Meeting called to order by Vice - President Ziggy Jablonski at 6:00 PM. Other Directors present were Kathy Weunstel, Treasurer, and by phone, Jim Surette, Director. Also present, Sam Gumbel, Property Manager.

MINUTES

Motion made by Kathy to approve the minutes of the May 15, 2017 meeting. Second by Jim .
Unanimously approved.

TREASURER'S REPORT

Net loss for May, 2017 was \$995. Net loss for the year thru May was \$3,687. A money market account has been set up at Brannen Bank of use with the operating funds.

MANAGER'S REPORT

Maintenance:

Proposal for painting of pool Vac-Pac and more rust portion of pool fence requested from contractor. Problem with siding on buildings where it meets block wall not sealed. Told that there should be a "J" channel at the bottom. Plywood is swelling and rotting at the bottom and wasps, yellow jackets, etc. seem to be entering into the area. Sam requested Pro. Roofing to give proposal to correct problem. Holes caulked by Sam at units 856 and 924.
Report that mail boxes that were recently painted not properly done. Sam to check.

Violations:

Carpet and pad in front of 896 removed by Neat & Tidy. Costs will be charged to owner.
Sam instructed to write letter to owner warning him of fine for any further violations.
Complaint of child from unit 912 again ringing door bells and running away. He was also seen on dock alone and unsupervised. Talked to mother. She called back and said she talked to him.
Parking on PIHA grass to use pool violation by SAPIHA owner of unit 1032 reported. Parking on grass of SAPIHA unit owner 812 and 824 also reported. Determination of action to be taken tabled to next meeting.
Unit 912 front screen door reported as always open and painted black. Sam to notify owner.

Screenings:

Buyer for unit 818 interviewed and approved.

COMMITTEE REPORTS

Painting:

Letter to owners with color swatches for buildings submitted to Board. Plan is to send out in August with Nomination of Directors letter.

Landscaping:

Grass seed installed per landscape plan. Sam told to ask Neat & Tidy why it was not installed on all PIHA Common area grounds.

OLD BUSINESS

Proposed mailing of papers concerning Amendment of 5.1.3 of the Declaration presented by Sam.
Motion made by Kathy not to require a voting certificate. Second by Jim. Unanimously approved.
Walkway to Dock #1 replacement completed. Director Greg Kostis installed pavers at entry to walkway. Requested addition to replace hand rails with composite wood on ramp done at no charge.
Water loss from pool leak seems to be corrected. Main drain sealed with epoxy where it meets gunite.
Concrete planter curb drawing will be available for the next meeting.

Painting of SAPIHA house at 950 PIR resolved and done.

Kathy made a motion at the last meeting to change the Rules & Regulations to include a way for the owners to be involved in the decision making process was tabled to this meeting. Tabled again to the July meeting due to two Directors being absent.

NEW BUSINESS

OPEN TO MEMBERS

Reported that pool maintenance company not cleaning tile and bottom of the pool enough. Sam to call pool company to discuss.

Jim made a motion to adjourn. Second by Kathy. Unanimously approved.
Meeting adjourned at 8:10 PM.

Respectfully submitted,

Sam Gumbel, Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES
July 17, 2017

Meeting called to order by President Wayne Martin at 6:00 PM. Other Directors present were Vice President Ziggy Jablonski, Secretary Greg Kostis, and by phone, Jim Surette, Director. Also present, Sam Gumbel, Property Manager.

MINUTES

Motion made by Ziggy to approve the minutes of the June 26, 2017 meeting. Second by Jim .
Unanimously approved.

TREASURER'S REPORT

Net Profit for June, 2017 was \$1,024. Net loss for the year thru May was \$2,667. \$20,000 has been transferred to the operating money market account from the operating checking account.

MANAGER'S REPORT

Maintenance:

Proposal for painting of pool Vac-Pac and more rust portion of pool fence was \$300. Approved by Sam and told to do ASAP.

A & R Painting called about method used for the painting of the mail boxes. Said they were cleaned, primed and painted with industrial grade latex, satin finish. He said he never uses oil based paint anymore. This was confirmed with Sherwin-Williams.

Violations:

Cost of removing carpet from the front of 896 charged to the owner.

Determination of action to be taken tabled again until next meeting.

Unit 868 parking SUV and next to unit on grass numerous times. Owner sent Notice of Violation.

Screenings:

None.

COMMITTEE REPORTS

None.

OLD BUSINESS

Paperwork mailed for Amendment of 5.1.3 of the Declaration.

Water loss from pool leak still seems to be corrected.

Concrete planter curb in front of 874/876 made of parking curbs suggested by Sam. Motion made by Greg to install the curbs. Second by Ziggy. Unanimously approved. Cost estimated at less than \$1,000.

Discussion held about owner participation in major Board decisions being made a rule. Decided that this should be a Board policy at the discretion of the Board.

Complaint of pool still not being cleaned properly. Sam to call pool company.

NEW BUSINESS

Sam recommended rail be installed on top of retaining wall behind unit 932 at a cost of \$700. This is for safety reasons. Motion made by Ziggy to have the rail installed. Second by Jim.
Unanimously approved.

Discussion held concerning the replacement of the retaining wall behind unit 898. Wood and stone use were both considered. Sam asked to get proposal for a culvert to span the water retainage area to the berm.

Motion made by Ziggy to have the building pressure cleaned and the roofs cleaned.

OPEN TO MEMBERS

Information presented about a County meeting to discuss Waste Management contract. Nancy Smith

and Karen Elzinga agreed to attend the meeting.
Jim made a motion to adjourn. Second by Ziggy. Unanimously approved. Meeting adjourned at
7:20 PM.

Respectfully submitted,

Sam Gumbel, Property Manager

PRICHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
C/O Integrity Tax & Bookkeeping Service, Inc.
4411 E. Arlington St.
Inverness, Fl. 34453

**Special Members Meeting Minutes
August 21, 2017**

Meeting called to order at 6:00 P.M. by President Wayne Martin. Other Directors present were Ziggy Jablonskis, Vice President, Greg Kostis, Secretary, and Jim Surette, Director. Also present was Sam Gumbel, Property Manager.

Proof of Notice of the Meeting, signed by the Secretary and notarized, was presented.

Michelle Gilpen, Dana Sutter, and Virgil Stacey were appointed as inspectors.

The certification of proxies and those present resulted in 41 out of 83 members being represented. These represented 49% of the members, meeting the 30% requirement to hold the meeting.

The votes to approve or reject the proposed amendment to 5.1.3 of the Declaration was 26 voting yes for the change, 15 votes voting no. 75% of the 41 members present, in person or by proxy, is required to pass the amendment. 63% voted yes resulting in the proposed amendment not passing.

Meeting adjourned at 6:35 PM.

Respectfully submitted,

Sam Gumbel
For the Board of Directors

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES
August 21, 2017

Meeting called to order by President Wayne Martin at 6:35 PM. Other Directors present were Vice President Ziggy Jablonski, Secretary Greg Kostis, and by phone, Jim Surette, Director. Also present, Sam Gumbel, Property Manager.

MINUTES

Motion made by Ziggy to approve the minutes of the July 17, 2017 meeting. Second by Greg. Unanimously approved.

TREASURER'S REPORT

Net Profit for July, 2017 was \$1,106. Net loss for the year thru May was \$1,557.

Motion made by Ziggy to accept the Treasurer's report. Second by Greg. Unanimously approved.

MANAGER'S REPORT

Maintenance:

Painting of pool Vac-Pac and more rust portion of pool fence not yet done.

Buildings pressure cleaned and all roofs cleaned except those installed since January 1, 2015.

Condition of siding color on Building H discussed.

Pool bottom stained due to increase in phosphates into the water by City. This has been corrected and pool company says stain should clear up soon.

Proposals from Nailed It Roofing approved to replace roof of 872, dead valley of 872/874, and roof over portion of pan roof over patio of 874.

Problems with finding a new roofing company was discussed.

Violations:

Motion made by Greg not to install "No Parking on Grass" signs on property. Second by Ziggy. Unanimously approved.

Century 21, management company for unit 912, notified that front door closure needs replacing.

Ziggy made a motion to require owner to replace the black screened door with a new white door.

Second by Jim. Unanimously approved.

Screenings:

New tenant for 892 interviewed and approved.

Motion made by Ziggy to accept Managers report. Second by Greg. Unanimously approved.

COMMITTEE REPORTS

Painting, no report.

Landscaping. Sam reported on progress.

OLD BUSINESS

Concrete planter curb in front of 874/876 should be done by middle of September.

Rules and regulation change tabled from last meeting again tabled.

Retaining wall railing behind 932 again discussed after another option was presented. Motion by Ziggy to accept proposal from Dock Masters. Second by Greg. Unanimously approved.

Nancy Smith reported on attending a meeting with County Commissioners about Waste Management.

She reported that the meeting was about a new incinerator, not about anything to do with the City of Inverness contract with Waster Management.

Request to get estimate for culvert in back of unit 898 tabled to next meeting.

NEW BUSINESS

Cypress tree struck by lightning behind unit 888. Motion by Greg to leave tree. Second by Ziggy. Unanimously approved.

Discussion was held concerning 5.1.3 of the Declaration not being approved.

Motion made by Ziggy to paint all buildings in the colors as they now exist. Second by Jim. Unanimously approved.

Motion made by Ziggy to paint the exterior of all patio aluminum frames and splash plates. Second by Greg. Unanimously approved.

Motion made by Ziggy that owners will be responsible for contracting with the painter for the painting of the inside of their patios. Second by Jim. Unanimously approved.

A problem with the buildings where the siding meets the stucco walls was discussed.

Numerous types of contractors have been consulted with no solution found.

Sam warned that prices are going up for roofing, siding, and other items. This will lead to increased requirements for funding in the future budget.

Sam submitted a request was made by the owner of unit 918 for more cleaning of the gutters. He was told to write a letter to the Board with his request.

OPEN TO MEMBERS

Owner of 926 requested repair of molding at garage door before painting.

Ziggy made a motion to adjourn. Second by Greg. Unanimously approved.

Meeting adjourned at 7:50 PM.

Respectfully submitted,

Sam Gumbel, Property Manager
For the Board of Directors

PRICHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
C/O Integrity Tax & Bookkeeping Service, Inc.
4411 E. Arlington St.
Inverness, Fl. 34453

**Special Members Meeting Minutes
August 30, 2017**

Meeting called to order at 6:00 P.M. by President Wayne Martin. Other Directors present were Ziggy Jablonskis, Vice President, Greg Kostis, Secretary, Kathy Weunstel, Treasurer, and Jim Surette, Director by phone. Also present was Sam Gumbel, Property Manager.

The purpose of the meeting was to select a contractor for the painting of the buildings.

Sam presented three proposals for the painting of the buildings. This doesn't include the front doors or inside the screened patios which will be the responsibility of the unit owner if needed. This includes using Sherwin Williams Loxon Conditioner for the seal coat and two coats of Resilience 10 year warranty paint on all masonry surfaces. All facia, soffits, gutters, shutters and down spouts. Colors to be as they currently exist.

Motion made by Ziggy to accept the bid from Henry Trochez Painting for \$24,780.
Second by Greg. Unanimously approved.

Three proposals were also presented for the preparation, sealing, and painting of the exterior of the aluminum screen patio frames and splash plates.

Motion made by Ziggy to accept the bid from Henry Trochez Painting for \$7,840.
Second by Greg. Unanimously approved.

Meeting adjourned at 7:05 PM.

Respectfully submitted,

Sam Gumbel
For the Board of Directors

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES
September 25, 2017

Meeting called to order by President Wayne Martin at 6:00 PM. Other Directors present were Vice President Ziggy Jablonski, Secretary Greg Kostis, Treasurer Kathy Weunstel and by phone, Director Jim Surette.
Also present, Sam Gumbel, Property Manager.

MINUTES

Motion made by Kathy to approve the minutes of the Special Members Meeting of August 21, 2017.
Second by Ziggy. Unanimously approved.
Motion made by Kathy to approve the minutes of the Board Meeting of August 21, 2017. Second by Ziggy. Unanimously approved.

TREASURER'S REPORT

Net Profit for August, 2017 was \$46. Net loss for the year thru May was \$1,600. Cost of pool water loss and electricity cost at the pool was discussed. Further adjustments are being considered to correct the problems.
Motion made by Ziggy to accept the Treasurer's report. Second by Kathy. Unanimously approved.

MANAGER'S REPORT

Maintenance:

Painting of pool Vac-Pac and more rust portion of pool fence not yet done. If not done by October 1, another contractor will be given the work.
Painting of buildings is in progress. Buildings G & H have been completed.
Motion made by Kathy to have front door steps repaired as needed and painted dark grey. Second by Ziggy. Unanimously approved.
Staining of pool bottom has cleared up.

Violations:

Century 21, management company for unit 912, is replacing front screen door.

Screenings:

New tenant for unit 854 interviewed and approved.
New tenant for unit 822 interviewed and approved.

COMMITTEE REPORTS

Landscaping. Sam reported that he is having problems getting sod in order to complete planned improvements.
Tree behind building G on the lake side of berm reported as split and leaning. Sam to check.

OLD BUSINESS

Concrete planter curb in front of 874/876 should be delayed due to hurricane Irma.
Retaining wall railing behind 932 completed.
Request for culvert estimate in back of unit 898 tabled to next meeting.

NEW BUSINESS

Sam reported that Hurricane Irma resulted in some new roof leaks and siding damage but nothing substantial. Downed trees, limbs, etc. were removed and grounds cleaned up by Neat & Tidy on Thursday, September 14th.

Discussion of the painting of buildings cost overage and the patio frame cost payments was discussed. Sam suggested that this expense be charged as Operating expenses with the future work planned in the Reserves. The Board agreed. Board directed Sam to contact those unit owners not currently in residence to forward keys to him so that the units can be checked for damage from Hurricane Irma.

OPEN TO MEMBERS

Request made for pool lounges to be re-strapped due to discoloration. Also, the side tables to be replaced. Tabled to the next meeting for Board Members to be able to check.

Greg made a motion to adjourn. Second by Ziggy. Unanimously approved.
Meeting adjourned at 7:15 PM.

Respectfully submitted,

Sam Gumbel, Property Manager
For the Board of Directors

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES
October 16, 2017

Meeting called to order by President Wayne Martin at 6:00 PM. Other Directors present were Vice President Ziggy Jablonski, Secretary Greg Kostis, Treasurer Kathy Weunstel, and by phone, Jim Surette, Director.
Also present, Sam Gumbel, Property Manager.

MINUTES

Motion made by Kathy to approve the minutes of the September 25, 2017 meeting. Second by Ziggy.
Unanimously approved.

TREASURER'S REPORT

Net loss for September, 2017 was \$6,139. This was due in part to \$3,500 for Hurricane Irma landscape cleanup, and charges Lawn Service and Pest Control over the budget approved by the Board with money left over from last year's net income. Net loss for the year thru September was \$7,739.
Motion made by Ziggy to accept the Treasurer's report. Second by Kathy. Unanimously approved.

MANAGER'S REPORT

Notice of Annual Meeting and Budget review on November 13th mailed out.
New Board Directors notified of their automatic appointments to the Board. Seventeen nominations were received and five accepted.
Sam submitted his third quarter management log.

Maintenance:

Painting of building proceeding with buildings B & C remaining to be completed.
Discussion was held concerning the ceiling of the pool building needing replacing and options to be considered, as well as the painting of the building. Tabled at this time.
Sam authorized replacement of men's restroom door damaged by person unknown.
Sam informed Board of problems with the current pool service company. Greg made a motion to change pool companies. Second by Ziggy. Unanimously approved.

Violations:

None. Report of owner of dog, unit 816 SAPIHA picking up after dog and throwing it in the Bushes near dumpster #1. Sam to contact.

Screenings:

None.

Motion made by Kathy to accept Managers Report. Second by Kathy. Unanimously approved.

COMMITTEE REPORTS

Landscaping. Sam reported that there is still no sod available.

OLD BUSINESS

Concrete planter curb in front of 874/876 will be done as soon as Neat & Tidy can install.

NEW BUSINESS

Hurricane Irma damage was discussed. Siding and soffit repairs came to \$1,270.
Tree removals and landscape cleanup cost \$3,500.
Sam met with adjuster from our insurance company. No help since the deductible was not met.
Sam presented the proposed Budget for 2018. Some items were reviewed. The Board Members will

review and discussed at the November meeting. Suggested changes will be made and Budget will be voted on at that time.

Dock replacement was discussed. Greg made a motion to replace Dock #5 with a stationary portion at the end rather than a floating dock. Second by Ziggy. Wayne, Greg, Ziggy, and Kathy voted yes. Jim voted no. This will be subject to a plan approval.

Discussion was held whether the extra Beautification/Landscaping and Pest Control approved over the 2017 Budget should be included in the 2018 Budget.

OPEN TO MEMBERS

Ziggy made a motion to adjourn. Second by Greg. Unanimously approved.
Meeting adjourned at 7:40 PM.

Respectfully submitted,

Sam Gumbel, Property Manager
For the Board of Directors

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
ANNUAL MEMBERS MEETING
MINUTES
November 13, 2017

Meeting called to order at 6:46 PM

By unanimous approval, Sam Gumbel named chairman.

Verification was presented that 15 proxies and 11 members present met the quorum requirement of 25.

Motion made by Kathy Weunstel to approve the minutes of November 14, 2016 without reading. Second by Ziggy Jablonskis. Unanimously approved.

New Directors:

There were seventeen nominations for Director received. Only five accepted the nomination, therefore not requiring an election this year. The new Directors are;

Wayne Martin	Gloria Huffman
Harriet McCombs	Beverly Wise
Karen Elzinga	

Motion made by Kathy Wuenstel to borrow from Reserves next year to pay insurance premiums, if needed. Second by Karen Elzinga. Unanimously approved.

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

Respectfully submitted,
Sam Gumbel, Property Manager

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
October 19, 2009

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

MINUTES:

Motion was made by Dana, second by Mary to accept the Minutes of the September
14, 2009 meeting without reading. Motion carried unanimously.

TREASURER'S REPORT:

Sam reported that a \$2000 to \$3,000 loss may result this year because of the \$8,700
higher property insurance premium that was not anticipated. Savings in other areas
have helped lower the shortfall.
A \$100,000 CD, 11 month @ 2.25% APR, has been opened at Colonial Bank.
Motion made by Mary to accept the Treasurer's report, second by Dana. Motion
passed unanimously.

MANAGER'S REPORT:

Sam reported that Notice of Annual Meeting, voting ballots, and proxy forms have
been mailed to owners, as required in the Documents.
The new floating dock, replacing the old, has been installed at Dock #3.

Violations:

Old:

Discussion was held concerning the fine approved by the Board against unit
#872. A motion was made by Dana, second by Mary, to rescind the fine.
Passed unanimously.

New:

None.

Maintenance:

Sam reported that the bushes around the pool have been cut level with the fence
rail. Forty plants have been installed around the trash cans of Buildings F,G, & H.
Hedges between E & F, and C & D have been removed. A motion was made by
Mary, second by Dana, to replace with sod. Passed unanimously.

Screening:

New tenant for 844 interviewed.

Motion made by Dana, second by John, to accept Manager's report. Passed
unanimously.

OLD BUSINESS:

New bids for sealing/marketing of parking areas was tabled until painting of buildings is scheduled.

NEW BUSINESS:

None.

A preliminary budget was considered and changes made. Final review and approval will occur at the Board meeting before the Annual Members' Meeting on November 16, 2009.

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.
2018 FIRST BOARD OF DIRECTORS MEETING
MINUTES
November 13, 2017

Meeting called to order by Chairman Sam Gumbel at 6:50 PM.

Directors present were Karen Elzinga, Gloria Huffman, and by phone Harriet McCombs and Beverly Wise.

ELECTION OF OFFICERS

Harriet nominated Karen for President. Second by Beverly. Unanimously approved. Karen would not accept the position.

After some discussion, Karen made a motion for Wayne Martin to be President, Harriet McCombs to be Vice-President, Karen Elzinga to be Secretary, and Gloria Huffman to be Treasurer. Second by Gloria. Unanimously approved.

OLD BUSINESS

Replacement of Dock #5. After discussion agreement to table until the January meeting.

NEW BUSINESS

Motion made by Harriet for all Directors and the Property Manager to be signors on the bank accounts. Second by Karen. Unanimously approved.

Sam notified new Directors that they will need to sign a Board Member Certification, required by the State of Florida, that they have read the Association Documents and will faithfully discharge their fiduciary duty. He told them that classes are also available. This must be done within 90 days of this date.

Sam informed new Directors of their potential liability, stated by an attorney and our insurance agent, under the D & O insurance policy.

Sam asked for direction as to his scope of work under the new Board. Gloria made a motion that Sam's responsibilities remain the same with additions to fertilization and pest control and the replacement of shrubs and trees in the planters, to be directed by the Landscape Committee. Second by Karen. Unanimously approved.

Sam noted that coverage could be available through their HO-6 policy to cover Special Assessments due to damage to buildings and common areas. He suggests calling their agent to get more information.

OPEN TO MEMBERS

Karen made a motion to adjourn. Second by Gloria. Unanimously approved.

Meeting adjourned at 7:20 PM.

Respectfully submitted,

Sam Gumbel, Property Manager
For the Board of Directors

PRITCHARD ISLAND HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES
November 13, 2017

Meeting called to order by Vice-President Ziggy Jablonski at 6:00 PM. Other Directors present were Treasurer Kathy Weunstel and Director Jim Surette. Also present, Sam Gumbel, Property Manager.

MINUTES

Motion made by Jim to approve the minutes of the October 16, 2017 meeting. Second by Kathy. Unanimously approved.

TREASURER'S REPORT

Net loss for October, 2017 was \$6,529. The painting of the screen frames and door steps when painting the buildings was charged to Building Cleaning and Maintenance totaling \$8,743 causing this loss. In the future, these items will be part of the Building Painting Reserve. Net loss for the year thru October was \$14,268. A loss for 2017 was expected, as profit from last year was planned to be used for increases in fertilization and pest control for lawns and shrubs for one year to determine the results of this action. This, so far, has amounted to \$6,500. Also, other items have contributed to the loss for the year, but have been offset by other line items which have resulted in savings compared to budget. These will be detailed in the year-end report to be presented to the Board in January.

MANAGER'S REPORT

Maintenance:

Painting of all buildings, patio frames, and door steps complete.

Roofs replaced on units 830, 860, 838, 906, 928, 912, and 932. Dead valleys of 858/860, 838/840 and 910/912 replaced. Total cost of \$26,800. Proposal signed for roof replacement of 846. Trying to get warranty work done for dead valley of 922/924 and rear roof of 870. Problem with 868 also reported and will be addressed.

Men's room door at pool building replaced and post light on South side of South entry rebuilt by Newman's Handyman Service.

Defective faucet in 3rd restroom of pool building replaced by plumber.

Pool water shut off valve and cap to automatic chlorinator replaced and water usage seems stable.

Sod installed in front of 834, 836, and 838 per Landscape Committee instructions.

Sod installed in back of patio of 932, and the East side of 864 to replace mulch area, and in washout behind utility box of building D.

Irrigation hoses installed by Sam where new sod installed.

Turtle hole at East end of pool filled by Neat & Tidy.

Defective timer face plate replaced by All West Sprinklers. Cost \$165.

Violations:

Complaint of late night noises coming from unit 854. Sam talked to tenants who said they will tone it down.

Screenings:

None.

Motion made by Kathy to accept Managers Report. Second by Kathy. Unanimously approved.

COMMITTEE REPORTS

None

OLD BUSINESS

A Clear Pool Service contract cancelled effective 11/1/17. EML Pool Service started 11/2 and they will service pool on Mondays and Thursdays.

Review of proposals for Dock #5 replacement reviewed. Motion made by Jim to table this until the next meeting. Second by Jim. Unanimously approved.

Concrete parking curbs ordered and should be installed by Neat & Tidy this Thursday.

Proposed 2018 Budget reviewed. Motion made by Jim to approve the 2018 Budget. Second by Harriet. Unanimously approved.

Whether additional pest control and fertilization added this year should be continued tabled to the next meeting.

NEW BUSINESS

The siding on building B was discussed. Motion made by Kathy to replace siding on Building B. Second by Jim. Unanimously approved. Sam to get proposals and present at the next meeting.

OPEN TO MEMBERS

Meeting adjourned at 6:45 PM.

Respectfully submitted,

Sam Gumbel, Property Manager
For the Board of Directors