



August 24, 2011

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Two owners appeared to contest the collection process. Management will look into their allegations.

MANAGER'S REPORT:

Many of the violations have been corrected by the owners. County Code Enforcement dealt with 2 owners in getting compliance with county ordinances.

Some pool violations were cited. Management presented one bid from our vendor but due to the high price will get other bids. We will also get bids on the maintenance contract.

OLD BUSINESS:

Collection Issues – The legal retainer contract was presented. The Board tabled the matter for further review.

We are holding on any association foreclosure actions until the legal retainer is approved.

Mail Box Repairs- are proceeding. The new light fixtures will be in mid-October. We only had one left at this time.

To clarify the light fixture damage policy, if the owner puts in a police report for vandalism or other damage, the association will pay for the repair, otherwise the owner must pay for the repair.

Selective Clearing –Due to the problem with the eagles nest and permits required, we will need to do the clearing by hand and it will cost \$8,000.

The Board agreed to wait until next year and perhaps the eagles will be gone.

Front Landscape –we have received no response from VP 1. We are putting the design out for bid

Ed said he would attend the VP 1 meeting to see why they do not respond to our invitation for input on the renovation design.

Dock Maintenance –we will have the dock repaired and painted for \$650 and we supply the paint. This will begin after Delta Cleaning does their next power washing.

Park Improvements –the mulch and plantings have been completed. The playground was mulched as well as the entrance island.

Sodding the Park –As discussed, there are too many weeds to cultivate the lawn at the park. Bids were solicited for sod.

The Board also asked that we get a bid for the monthly maintenance.

A Motion was made to award the sod bid to Forrest Landscape for \$

MOTION: Donn

SECOND: Ed

Motion carried.

Hidden Harbor Island median –We had a bid for shells in place of the stones for the median.

A Motion was made to approve the re-landscape by Lawn Works and to use green shells at the Hidden Harbor median.

MOTION: Tom

SECOND: Drew

Motion carried.

Sidewalk Repairs –the sidewalk replacements needed at the park were completed.

Tree Pruning –the tree pruning has been completed throughout the common areas as identified.

Umbrella Insurance – we had bids to increase the Umbrella Coverage to 3 M.

A Motion was made to approve the bid for 3M umbrella.

MOTION: Michele

SECOND: Donn

Motion defeated 4-2

Michelle –yes

Donn - yes

Tom –no

Drew –no

Ed –no

Ray-no

NEW BUSINESS –the 2012 budget workshop will be held in October and Adoption meeting in November. We will have a first draft by next meeting.

Front Island electric – in preparation for the holiday decorations, we will need to get the electric up to par so the line is not overloaded.

There was a request to paint a reflective paint on the curb of the Hidden Harbor Median.

There being no further business, the meeting was adjourned.

MOTION: Drew

SECOND: Michele

Meeting adjourned.

Respectfully submitted,

Jim Farese