

**MINUTES
BOARD OF DIRECTOR'S MEETING
REGULAR
MAY Eighteen, 2005**

The meeting was called to order at 9:30 a.m. by Matt Grogger. Attending in person were Gail Christensen, Dell Adams, Linda Deason and Reid Potter. Absent were Bud Neuhauser and Zep Macherowski.

Approval of the Minutes:

A MOTION was made to approve the minutes of the April 2005 Board Meeting and was seconded. The motion passed unanimously.

Open Discussion:

It was mentioned that owners in Building III were unhappy due to the fact that piling caps had been put on all of the pilings of the fishing dock and that the pelicans were no longer able to roost there. Other owners stated that the piling caps kept the dock from being covered in pelican feces. It was stated that a compromise was reached four to five years ago and the four furthest piling caps had been removed for the birds. Debra Vogt, Manager was asked to research the Minutes for clarification and to report to the Board at the next regular meeting.

Committee Reports:

Landscaping Committee – Debra Vogt, Manager reported that a moratorium had been placed on further expenditures for landscaping as it appears as though there is a budget shortfall. Landscaping will continue for regular monthly maintenance only until the Audit is completed.

Manager's Report – Due to numerous interruptions, Debra Vogt, Manager was not able to deliver her report and requested that it be placed in the minutes. The report is in the form of the April 2005 Roster and May 2005 Roster and accompanies the original version of these minutes in the official minute book in the office. The

association minutes are available in the office for your review during normal business hours.

OLD BUSINESS:

Document Committee Report – Matt Grogger reported that the goal of the committee was to have the new documents ready to be voted on at the Annual Meeting. He suggested that a Special Board meeting be organized to discuss revisions, removal of old developer material, select applicable parts of the old documents that should remain. It was a concern that the draft documents sent from the attorney might infringe on owner's rights.

Report on Engineering Study Cost for Lanai Upgrade for Bldgs. II, III and IV:

A MOTION was made and seconded that Debra Vogt, Manager be authorized to spend up to \$1,000.00 to engage an engineer to conduct a study to determine if the installation of sliding glass doors on the knee walls of Buildings II, III and IV is feasible. The motion passed unanimously.

Review of Building I Project:

Dell Adams expressed his concerns opinions with respect to the management of the contract between Ed Tharp and the association for the restoration of the lanais in Building I. Since Bud Neuhauser, President and Ed Tharp, contractor and Gary Nees, former manager were not present to address the issues raised by Mr. Adams, a MOTION was made to table the discussion and seconded. The motion passed unanimously.

NEW BUSINESS:

Review of Building IV Roofing Project:

It was discussed that the Mabry Air Conditioning and Electrical's bid did not originally include the additional wiring of all air conditioning units from the roof to the electrical boxes in the units. Debra Vogt, manager was directed to contact Sy Elakman and/or Gary Nees to determine why they had not been included.

Debra Vogt, manager was directed to establish a date for Annual Meeting in November and contact The Sanibel Harbor Resort and Spa regarding availability and cost.

A MOTION was made by Gail Christensen to adjourn and seconded by Linda Deason. The motion passed unanimously.