

Gulf Harbour Marina Condominium Association, Inc.
Board of Directors Meeting
March 27, 2008

In Attendance:

Bill Crouch, John Ingraham, Bob Ostrom, Ned Cleveland, Terry Lytle, Lisa Price

Called to Order:

The meeting was called to order at 8:00 a.m.

Financial Report:

John Ingraham stated the reserves for 2007 were fully funded , but we did come up short on the projected 07 budget by approximately \$25,000.00, this was due mainly to the profit centers and our legal costs due to the court order regarding dock "A".

John Ingraham explained that there will need to be an assessment, but we will need to wait because there may be another hearing regarding this issue.

Consent Order:

John Ingraham stated the revised consent order has been received and the Association can now sign off on it, the main issues for the marina that have been resolved are:

1. Direct hook up to the pump out no longer included.
2. Gray water does not have to be plumbed into pump out.
3. The number of live aboard's at one time can not exceed 39
4. Live aboard is defined as more than 5 consecutive days or 15 days in a month.
5. Keep a log of pump out.
6. Prohibit the use of metal scrapers for cleaning the bottoms of boats.

John Ingraham went on to say that enforcement begins 20 days after the consent order has been signed.

John Ingraham acknowledged that at the Annual Meeting it needs to be communicated to the members there will be an assessment for legal fees and also there is an open ended liability due to the consent order. WCI needs to complete a bathometric survey, scaled engineer drawings, mediation and purchasing mangrove rights. John explained if these things are not done by WCI it could fall back on the marina.

Ned Cleveland stated we will not know what the damages are because the consent order has not been resolved, and what the statute of limitations are on warranty claims also will the DEP go after WCI if they refuse to sign the consent order.

Bill Crouch stated he would email Tom Code a copy of the consent order and suggested once the consent order is signed by the Association we should then apply for a permit to dredge, if the DEP refuses to issue a permit because WCI has not signed off on the consent order, then the Association will need to pursue legal action against WCI.

Adjournment:

The meeting was adjourned at 8:40 a.m.

