

**GULF HARBOUR GOLF & COUNTRY CLUB**  
**MEMBERS' MINUTES OF BOARD OF GOVERNORS MEETING**  
**March 15, 2007**

As is our custom, what follows are not the official minutes of the Board of Governors meeting as prepared by the Club Secretary. These are available to the membership in the Club office for any member who wishes to read them. What we have prepared is a summary of the issues that were dealt with at the last meeting that reflects the "members" point of view.

The annual Members' Meeting was quite enlightening for all those who attended on February 12. We want you to know that we "got the message" that was conveyed and that things have got to change here at Gulf Harbour. We can't change everything but what we can change, we will, and what we can't, we will work on.

**Review and follow-up of Previous Meeting:**

- Membership to date: 342 active Golf Equity members (unchanged from January), 673 active Sports Equity members (unchanged from January). Full Golf Equity initiation fee is \$85,000 and Sports is \$23,000. Resignation list: Golf-70 (unchanged from January); Sports-84 (up one since January). It is important to note that the market cap for WCI's inventory of unsold Golf Equity Memberships is currently \$4,930,000.
- After continued discussions with our WCI Board Members, we have been successful in having our prepaid dues, that have been, in the past "swept" into a WCI account, placed in our Club's Gulf Harbour Golf & Country Club, Inc. account.
- The Capital Budget has yet to be presented and approved. However, we were informed that, under no conditions, would there be monies available for remodeling the locker rooms this year.
- The issue of controlling access to our Club's amenities continues to exist and worsen with the extra hour of daylight now available. Club Management has indicated that with increased staffing, they will get the situation under control. We still believe that a ranger should be provided from 3:00 p.m. until dusk.
- Although the Management Agreement with WCI states, "All books, records, bills, receipts... shall be kept at the Club's offices, at the Club's expense," WCI maintains that the Club's office is located in Bonita Springs.

**New Business:**

- Considerable time was spent on Members leasing their Memberships in a manner inconsistent with the original intent of the Club's By-Laws and Purchase agreement. You **cannot rent** a Membership at Gulf Harbour. You can rent your Gulf Harbour property and, if available, rent either a Golf or Sports Equity Membership with the property. Wording that would clarify the actual requirements of occupation (for homes and condos) and use (for boat slips) is being drafted.
- Members are reminded that they are responsible and **will be held accountable** for the conduct of their guests including their children.
- The current legal dispute between WCI and the Marina has made it difficult for Club Members to access the island. While the legal action works its way through the courts, an important asset of the Club is not being fully utilized, and we believe WCI should take the action necessary to remedy the problem.
- The next scheduled Board of Governors meeting will be May 8, 2007. As is always the case, if you have any questions, don't hesitate to call. Remember the website for an advanced edition of the Members' Minutes and any updates on an early turnover:

**[www.gulfharbour.net/club](http://www.gulfharbour.net/club)**

Respectfully submitted,  
Frank Caroselli & Russ DeVries