

NEW HAVEN AT ABACOA HOMEOWNERS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

Monday, December 11, 2006

LOCATION: COMMUNITY CENTER – SOUTH (7B)

MINUTES

6:00 PM

Open Forum/Non-Agenda Items:

The following issues were brought before the Board by members in attendance:

- Increased truck parking on New Haven streets.
- Stakes need to be removed from Oak trees.
- Holiday lighting looks good.
- North pool gate is not working.

The Board of Directors thanked those in attendance for their comments.

6:30 PM

Board of Directors Meeting:

Present: Mark Ciarfella, Keith Ennis, Harvey Silverman, Amy Simmonds. Representing Bristol Management was Pam Wynne.

A quorum being established, the meeting was called to order.

Minutes:

The minutes of the November 13, 2006 Board Meeting were reviewed and approved unanimously by the Board.

The minutes will be updated on the website and placed in the bulletin boards.

Financials:

Harvey Silverman reported:

Our financial condition remains in excellent condition, with adequate Working Capital and Reserves.

Operating Expenses and Revenue receipts are within budgeted parameters. We anticipate finishing 2006 with a Surplus. Harvey proposed that any Surplus be transferred to the Painting Reserves for Single Family and Town Homes in the same proportion as the number of units in each category bears to the total units in the HOA, except for any Surplus in any account fully attributable to either category.

Delinquent accounts over 90 days are \$8364. Of that amount all but several hundred dollars are with our Attorney. All over 90 day accounts over \$100. are referred to our Attorney for collection.

The Board agreed to change the name of a new account from “traffic calming reserve” to “contingency reserve”.

Committee Reports:

ACC: There was no activity at this time.

Paint Committee:

Four painting Contractors were interviewed on December 11; one will be interviewed on December 15. Steve Inglis participated in 2 of the interviews. Pam also participated in the interviews.

Committee will recommend a contractor to the Board and Board will interview the selectee at January HOA Meeting;

Attending at that meeting, in addition to the Board and the community, will be:

- Steve Inglis
- Ed Dicker (HOA Counsel)
- Pam Wynne

After the Board makes the final decision, the painting contract will be reviewed and amended as needed by Counsel;

The contract should be executed by February 1;

Painting should begin 60 days after contract signing;

The HOA Board voted to paint on a 2 year cycle (2007 and 2009), with the Club and Pool houses, painted in 2007;

Each annual painting cycle should take about 6 months;

The contract will include an “opt out” clause in the event either party is dissatisfied;

There will be 3 inspections during the painting process:

- pre paint inspection
- post paint inspection
- final inspection

The inspections will be performed by Bristol Mgt. at a cost of \$100. to \$125. per unit, and \$250. for the Town Home buildings;

Paint contractor will not be paid anything until the final inspection report is signed off for each unit painted.

Development:

Mark Ciarfella reported that New Urban has requested a change with the Town of Jupiter pertaining to properties located along New Haven’s boundaries. Funds due from Greenwich and Regions Bank have been requested.

Appeals Committee:

Three Owners were sent fines committee hearing letters. These violations will be checked for compliance. The Committee will be notified of any pending violations to be reviewed.

Social Committee: No current activities are planned.

Management Report:

Pam Wynne reported the following:

No Parking signage for the “school area” has been installed. Also, the signs at the pool were put up indicating pool closed dusk to dawn.

The “bridge” linking New Haven A & B was refurbished and repainted.

Concrete repairs to the alleyway and curbing has been authorized and will be repaired.
A no parking sign and street markings will be completed at a fire hydrant not previously marked.

Old Business:

A letter was received from the Management Company for Greenwich in response to our letter concerning disturbances from the new community. The management company stated they would strictly enforce the rules of the association.

Landscaping:

Work orders are being processed quickly.

New Business:

The turn radius at Frederick Small Road and New Haven Blvd. is a problem. It is a Town of Jupiter responsibility. No action to be taken by the Board.

An invoice presented for payment by Coatings Consultants for \$850. was refused for payment by the Board due to the work not being acceptable.

The Annual Meeting will be held on March 12, 2007. Keith Ennis was announced as Chairperson of the Nominating Committee for the process. He will acquire additional committee members to serve with him on this committee. The Board will be filling two positions: Mark Ciarfella and Harvey Silverman terms are up.

The next meeting of the Board of Directors will be January 8, 2007.

There being no further business before the board, the meeting adjourned.

Respectfully Submitted,

Pamela Wynne, LCAM
For and On Behalf of the Board of Directors