

NEW HAVEN AT ABACOA HOMEOWNERS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

Monday, April 9, 2007

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:

- Proper time to remove stakes from trees;
- Admirals Cove Golf Village Site Permit for expansion of maintenance building along Frederick Small Road;
- Maintenance of “Abacoa” monument on SE corner of Frederick Small Road and Military;
- Landscape maintenance for berm behind Greenway Professional Center;
- Preserve gates – gate access to areas fenced are in need of repair by NPBCID.

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 and Don Youatt. Representing Bristol Management was Pam McLendon.

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

Special Guest:

Treasure Coast Irrigation – Chad Boissevain – Service Manager

Treasure Coast is the community irrigation system maintenance contractor. There is an invoice received from Treasure Coast in the amount of \$2,327.26 for work performed outside the scope of the maintenance contract that the Board is disputing.

Chad Boissevain joined the meeting and explained that the work performed required time above the 30 hours per week included in the contract.

After discussion the Board requested further documentation for the work performed prior to a decision on payment of the invoice. Additionally, Treasure Coast was instructed that, except for emergencies, no work beyond to scope of the contract should be performed without prior approval from the Management Company.

Minutes:

The minutes of the February 12, 2007 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:

Amy Simmonds reported:

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

Coastal Painting has been paid approximately \$50,000. for the painting of 30 homes to date.

Fidelity Federal is being merged into National City Bank effective April 13. National City has advised they are changing the manner in which our accounts are handled, and that our accounts can no longer be collateralized. We will need to change banks. I am working on that with the President of the HOA and Bristol. The board will be kept advised.

Delinquent accounts over 90 days are \$12,330.30 as of April 7, 2007. Included is \$8,118.64 in three accounts with our Attorney for collection. The seven other accounts with balances in excess of \$100. are being referred for collection.

We plan to submit a revised 2007 Budget to the Board at the June Board meeting. This revision will not impact the amount of the maintenance for 2007. It will reallocate Operating Expense accounts and enhance our Reserves.

Committee Reports:

ACC:

The Board reviewed a request that was denied by the ACC for painting the patio area of a home in a color not consistent with the New Haven theme. The Board unanimously agreed with the decision of the ACC and denied the color to be painted. The same resident requested permission to add decorative shutters to the rear of the home to match the existing front elevation. A motion was made by Don to approve the shutters, seconded by Amy Simmonds. There was discussion on the concern of changing the elevations. A vote was taken and passed with 3 (Amy, Don & Keith) approving the shutters to be installed, and 2 (Mark & Harvey) against.

The Board considered an Appeal from 307 Marlberry from the ACC denial for installation of decorative shutters. After a split decision by the Board at the last meeting, it was again brought forth for a vote. The Board approved with a vote of 3-2 (same as above vote) to allow the installation of the decorative shutters with the exception of the bay window. The Owner however had withdrawn their request, so no action is necessary.

Appeals Committee:

There is no current activity.

Social Committee:

No current activities are planned, however, a Spring Fling will be considered.

Paint Committee:

Harvey Silverman briefed the meeting as follows:

Painting began March 5, 2007.

Number of homes completed as of April 9 = 30 homes

All homes, townhomes and the clubhouse in the North Section (A) will be completed and then the South section (B) will be painted.

Owner feedback from completed homes has been very positive.

ALL concerns which have arisen were promptly addressed by the Paint Contractor, and the Owners were satisfied.

Development:

There has been no activity relative to the proposed Synagogue at the SE corner of University and Marlberry, except for the purchase of the land in the spring of 2006. No plans have yet been presented to the Jupiter Planning and Zoning.

The Synagogue recently responded to a series of questions posed by the Board. An invitation was accepted by the Representatives of the proposed Synagogue to attend the May Board Meeting. A notice including the response information from the Rabbi will be sent to all Owners for review prior to the meeting. All Owners are encouraged to attend.

Mark Ciarfella reported that Regions Bank has responded and the \$15,000. due to New Haven is forthcoming.

Landscaping:

Work orders are being processed quickly. Replacement landscape will be done sparingly during the drought conditions. Hard pruning of the landscape continues to be done throughout. The cabbage palms are in need of trimming again in the common areas. Total Maintenance will be advised to do this work at a cost not to exceed \$2,500. The Board will be kept informed of this action.

Management Report:

Pam McLendon reported the following:

Common property was inspected for encroachments by residences that's property backs up to it. There were 3 locations identified for encroachment. It was approved to have a survey company stake the location at Marlberry in the Northwest corner to accurately determine property lines. Owners have been notified of the findings and required to remove any items.

The pressure cleaning of the exterior periphery property wall along Frederick Small Road and along Military and the concrete pads under the benches and the paver walkway at the playgrounds has been completed.

Old Business:

The last Reserve Study was at turnover in 2001. Pursuant to our CPA recommendation, a new study is needed due to obsolescence of old study. The Board reviewed the proposals and requested research into the Company that performed the original study at turnover and request an update prior to beginning with a new company. This will be looked into.

The Board previously agreed NOT to pay any invoice from Coatings Consultants in regard to claimed \$850. debt for services, since the service was unsatisfactory. Coatings Consultants have filed a small claims court action against New Haven in this matter. The lawsuit is scheduled for mediation hearing on May 7. Bristol Management is attending this meeting on behalf of the HOA.

New Business:

Greenwich Noise Complaints and loose dogs continue. During the past year we have had numerous complaints of noise and disturbances from residents along Quarry Knoll Way emanating from units along the east side of Greenwich. The Jupiter Police Department has repeatedly been called, and the Developers of Greenwich has been notified and asked to address these concerns. Despite this, the condition continues.

After discussion, the Board instructed that Management Company again contact the Greenwich Developer or the new Board if takeover has occurred, and that New Haven Owners continue to request assistance from the Jupiter Police. The disturbance is mainly centered in a rented unit at 103 Cat Rock Lane.

Bristol will determine if takeover has occurred, and if so, we will establish liaison with the new Board.

The Board ratified actions taken since the last meeting in February, as follows:

- Board Approval for purchases:
 - Card Tables for both clubhouses \$250.
 - Clock for the clubhouse \$ 25.
 - Refreshments for Town Council election debate \$150.
- Board Approval for regulations on political signs:
 - No political signs in common areas
 - One sign permitted per unit.
 - Jupiter Municipal Code to be applied to NH

New Haven was recently selected as the “Neighborhood of the Week” by the Palm Beach Post.

The south playground is being repaired and will be closed for one day.

The next meeting will be on May 14, 2007

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

Respectfully Submitted,

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