

**NEW HAVEN AT ABACOA
HOMEOWNERS ASSOCIATION, INC**

**BOARD OF DIRECTORS MEETING
Monday, December 10, 2007
LOCATION: COMMUNITY CENTER – SOUTH (7B)**

MINUTES

6:00 PM

Open Forum/Non-Agenda Items:

General Discussion among members present brought up the following:

- Pool light at pool is still taped from painters.
- South Pool is cold. Bristol reported that a heater/chiller has been ordered and will be replaced.
- Mulching of the community – consider using “malelueka mulch” instead of cypress mulch (due to endangered species) in the future.
- Oak tree growth will continue to be a problem with our sidewalks and driveways due to root growth.
- Concern was raised about the pesticides being used by the landscapers. Integrated pest management is what is needed. Notify Total to contact Don Youatt to discuss options for treatment of the property.
- Alleyway behind Juniper has sink hole. Check for problems.

6:30 PM

Board of Directors Meeting:

Present: Harvey Silverman, Amy Simmonds, Keith Ennis and Don Youatt. Representing Bristol Management was Pam McLendon.

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

Minutes:

The minutes of the November 12, 2007 Board Meeting was reviewed and approved unanimously by the Board. They will be updated on the website and placed on the bulletin boards.

Financials:

Harvey Silverman reported on behalf of Amy Simmonds:

We remain in excellent financial condition. Delinquent accounts over 90 days are being closely monitored. We are seeing an increase in potential foreclosures, but overall the dollar volume of delinquent accounts is not impacting HOA financial security. The Board increased the Reserve for Bad Debts to \$20,000. at the November meeting. Since all accounts over 90 days in arrears are referred to Counsel, and liens are filed immediately, we do not anticipate any significant revenue loss to the community, even if properties go to foreclosure. The increase in the number

of delinquent properties is generally related to NH homes purchased in 2004, 2005 and 2006, at the height of the market.

Our financial condition will not be negatively impacted by delinquencies until they become excessive. We are nowhere near that point.

A delinquent Owner proposed a payment plan which was discussed and approved by the Board to be forwarded to the Attorney to prepare.

Committee Reports:

ACC:

There was no report. New applications that are received for review will be processed.

Appeals Committee:

There is no current activity.

Social Committee:

Amy Simmonds reported the Wine Tasting was a huge success. Amy was congratulated on a great event. Amy proposed purchasing signs to be posted for "best decorated homes" contest in the neighborhood. The Board approved an expense up to \$150.

Development:

To date the Chabad Jewish Center of Jupiter has not filed any plans with Planning & Zoning. Don Youatt noted a formal application may be filed in January.

The Board requests to Planning & Zoning in connection with proposed Bermudiana restaurants resulted in the following as Conditions of Approval:

- All restaurants will close each weekday evening at 11:00 PM; Midnight on weekends;
- No alcohol service bar permitted outside of the building structure;
- No music will be permitted outside of the building structure after 9 PM;
- No dancing will be permitted on the premises;
- No live entertainment will be permitted outside the confines of any building;
- Liquor license will be restricted to an establishment whose primary business is the serving of food (such license commonly referred to as "4 COP-SRX");
- All exterior seating will be on the South and West sides of the buildings.

Keith Ennis reported on the Town of Jupiter Transit Oriented Design Committee of which he is a member. Committee will make recommendations, after Jupiter community input, regarding development surrounding a proposed light rail station at Jupiter Medical Center.

Landscape:

Planting of New Guinea Impatiens at Frederick Small entrance around the tree bases were installed. Review of material suggests lack of irrigation. This will be reviewed. The diseased ligustrum at that location has been replaced.

Management Report:

Pam McLendon reported the following:

Encroaching Owners have not relinquished adverse possession of HOA property, and the Board instructed Bristol to immediately refer the matter to Counsel for action required to regain possession for the HOA. There have been numerous discussions with the Owners over the past 12 – 18 months and the issue remains unresolved.

The bridge rail along New Haven Blvd. has been painted. Bike racks located at the clubhouses and pool areas will also be repainted.

Landscape replacement orders are being worked by Total Maintenance.

Old Business:

After discussion the Board approved the removal of one Sycamore tree due to it's leaning into a house. The Board was advised by Total Maintenance that the best course would be removal. A motion was made by Keith to remove the tree based on the landscaper's recommendation. Amy Simmonds seconded. After discussion the Board voted to approve the removal of the tree 3 – 1. Keith Ennis noted he was not in favor of tree removal.

Traffic Calming Letter was sent to Jupiter regarding traffic calming device on Marlberry (South). Request, after consultation with affected Owners, was for a raised table.

New Business:

Last years merger of Fidelity Federal into First National City has not been a smooth transition, since the new bank is not familiar with the Florida market and HOA operations and requirements. Consequently, the Board authorized Harvey and Amy to select a new Bank for the HOA after consultation with Bristol, and to report back to the Board for a final decision.

The Board affirmed investment of \$100,000 Reserve Funds CD at First City Bank of Commerce, for 12 months @ 5.04%. Keith Ennis abstained from voting.

The Board affirmed the purchase of a new refrigerator from Sears at a cost of \$788 less the \$65. rebate, fro the South Clubhouse. The old refrigerator was not working.

The Board affirmed a Holiday Gift to Property Manager for \$400. Pam has done a great job for us and her astute knowledge of the market has saved the HOA at least \$10,000. in expenses by securing lower bids for services than those initially submitted by vendors.

The Board approved the purchase of a new heater/chiller for the South Pool since the old heater is not repairable at a cost not to exceed \$4,700. and authorized Harvey to make a recommendation and consult with Board via email asap.

The next Board meeting will be January 14, 2008.

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