

NEW HAVEN AT ABACOA HOMEOWNERS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

Monday, January 8, 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:

- Waste Management has not picked up Christmas trees discarded at the curb;
- Many alley lights on homes are not working;
- There has been an increase in door to door solicitations;
- Greenwich residents have been seen using the South Pool;

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

6:30 PM

Board of Directors Meeting:

Present: Mark Ciarfella, Harvey Silverman, Amy Simmonds and Don Youatt. Representing Bristol Management was Pam Wynne and Steve Inglis. Also in attendance was Ed Dicker, HOA Attorney.

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

Minutes:

The minutes of the December 11, 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.

We finished 2006 with an Operating Surplus of \$65,630. The major portion of this Surplus arises from unbudgeted Miscellaneous Revenue items, including Interest Income, Late Fees, Sales/Lease Revenue, and Clubhouse Rental fees. Additionally, our APOA contributions, Federal Income Taxes, and Landscape Replacement Expenses were well below Budget. Bristol has been instructed to transfer any 2006 Operating Surplus to the Town Home and Single Family Painting Reserves 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, which will be transferred only to that category. A motion was hereby made to affirm those instructions, and the motion passed. This Surplus has been instrumental in allowing the

community to bolster its Painting Reserves, thereby eliminating the need for a Special Assessment to pay for exterior painting in excess of \$1 million.

In addition, Harvey made a motion that we distribute the \$41,618. of Interest Income earned on our Reserve Funds to the Town Home and Single Family Painting Reserves in the same proportion as each separate Reserve Fund bears to the total Reserve Funds at December 31, 2006. Mark seconded the motion and the motion passed 4-0.

Delinquent accounts over 90 days have risen by more than 100% (\$19078. @ 12-31-06 verses \$8364. @ 11-30-06). All Delinquent Accounts over \$100. have been referred to our Attorney for collection. I am requesting that Bristol give me a Delinquency Report every 15 days so I can keep the Board advised. The Board recently established a \$10,000. Allowance for Doubtful Accounts. (\$6,200. in delinquencies were satisfied by 01-08-07).

Special Guests: Coastal Painting and Benjamin Moore Representatives

Representatives of Coastal Painting and Benjamin Moore Manufacturer addressed the members at the meeting. They offered information on their businesses and how they will work with the community if awarded the painting contract. Owners and Board members were given the opportunity to ask questions. The guests were thanked for their time and left the meeting.

Committee Reports:

ACC:

There were a couple of applications to review. One request to add decorative shutters to a home that was not designed with shutters was declined. This was based on the change to exterior elevations as was originally designed. The Owner will be notified that they can request in writing the Board to review this decision. The Board was asked to review a paver installation that was completed but did not meet the criteria of the approval. The Owner has legal representation and is asking for work to be approved. The Board requested additional time to review the situation and will make a recommendation based on their findings. This issue is pending.

Paint Committee:

Harvey Silverman briefed the meeting on the status of the Paint Committees Activities, thanking Irwin Bromley and Don Youatt, Paint Committee Members, for their efforts since August 15, which resulted in the committees recommending Coastal Painting & Waterproofing as the bid finalist.

Harvey noted that Coastal was low bidder by approximately \$300,000, had extensive experience in painting HOA's and Condominium buildings in Palm Beach, Martin, St. Lucie, Broward, and Dade counties, and excellent recommendations was received from previous Coastal clients.

After Coastal left the meeting the Board instructed Ed Dicker to draft a contract with Coastal, and advise the Board upon contract agreement with Coastal. Upon review of final contract the Board will call a special meeting to vote on the awarding of the contract and to approve of the contract to be executed by the Board President on behalf of New Haven.

Painting is expected to begin within 45 days of contract signing. Owners will receive several letters prior to painting advising why Coastal was selected, what will and will not be painted, Owners responsibilities, HOA responsibility, and other painting information.

Development:

Mark Ciarfella reported Greenwich has requested changes in the proposals for building. Residents are encouraged to attend all meetings of the Town related to this project and voice concerns of the community. A meeting is scheduled for New Haven residents to meet with the developer of Greenwich on Thursday, January 11 to discuss proposed changes to Greenwich. All residents are again encouraged to attend.

Appeals Committee:

There is no current activity.

Social Committee: No current activities are planned.

Landscaping:

Work orders are being processed quickly.

Management Report:

Pam Wynne reported the following:

Bristol Management is in the process of conducting property inspections and Owners will be advised by letter of any items that need their attention.

Alley concrete repairs that had been completed in December were damaged prior to concrete curing by the garbage trucks. Waste Management has agreed to reimburse New Haven for the cost of the repair (\$800.).

Door handles at the pool cabanas and baths need to be replaced. A bid has been requested from Sixberry Locksmith to match the clubhouse handles previously replaced.

Annual hard pruning of the landscape will be coordinated with the paint contractor and will be completed in spring.

Old Business:

Landscape maintenance of the alleyway hedges along Oleander Lane is scheduled to be done. This will allow for proper line of sight for backing out of the driveways and is standard throughout the community. One resident brought an Attorney response to this action. The hedge on this particular property will not be done until such time as the Attorney for the Association has addressed the issue.

New Business:

Bristol Management offered a new service for the Board to consider regarding credit report and criminal search reports available for sales and leases. The Board will review this information.

The next meeting of the Board of Directors will be February 12, 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