

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

**BOARD OF DIRECTORS MEETING
Monday, November 12, 2007
LOCATION: COMMUNITY CENTER – SOUTH (7B)**

MINUTES

6:00 PM

Open Forum/Non-Agenda Items:

General Discussion among members present brought up the following:

A Town home Owner requested an explanation of how operating expenses are divided between Common, SF, and Town homes, and why the town home 2008 maintenance increased by a larger amount than the s/f homes.

After lengthy discussion led by Harvey Silverman, the Owner was satisfied as to how the operating expenses are divided. The 2008 T/H maintenance increased because the T/H exterior painting reserve was not sufficient to cover the full cost of painting and the Board concluded that the S/FH paint reserve would advance the funds to cover the T/H costs, avoiding the need for a special assessment on T/H Owners, with the proviso that the T/H Owners would repay the advance to S/FH Paint Reserves. Additionally, the T/H exterior painting reserve was increased to help ensure adequate funds are available for the next paint cycle in 6 – 8 years.

It was noted that the New Haven Town Home maintenance remains at the lowest for comparable communities in Abacoa, which include The Island, Tuscany, Cambridge and Martinique.

6:30 PM

Board of Directors Meeting:

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

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

Guest: Beth Kelso – APOA Executive Director

Ms. Kelso introduced herself to the members present on behalf of the Abacoa POA. In her newly appointed position, she is meeting with the Abacoa Communities to offer information and provide more interaction between the APOA and individual Associations. The Board thanked Ms. Kelso for her time.

Minutes:

The minutes of the October 11, 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:

Amy Simmonds reported:

We remain in excellent financial condition. Delinquent accounts over 90 days declined slightly from September 30 to about \$16,000 as of November 12. After considering the state of the real estate market and the possibility that 90 day delinquencies may increase over the next 12 months, the Board voted to

increase the Allowance for Bad Debt to \$20,000. Delinquent Assessments are lienable, with foreclosure as a last resort, but it could take several years until we receive our money. Our financial condition will not be negatively impacted by delinquencies unless they become excessive. We are nowhere near that point.

2008 Budget

Amy Simmonds presented the 2008 budget, a copy of which was sent to all Members, for Board approval.

2008 Assessments will increase by \$16.55 quarterly for Town Homes and \$3.85 quarterly for Single Family Homes. The percentage increase for SF homes is less than .03% and for Town homes is 3.0%. The Town home increase is fully attributable to enhanced Reserve costs for exterior painting and to repay funds advanced from the Single Family reserve account to cover the cost of the Town home painting in 2007. Using this method, the Board avoided any Special Assessment for Town homes. Were it not for this exterior painting cost, the Town homes increase would have been similar to the Single Family homes.

The 2008 Draft Budget will result in Quarterly maintenance costs as follows:

Single Family Homes	\$609.08 per Qtr.
Town Homes	\$564.32 per Qtr.

The Budget was adopted by unanimous vote of the Board.

Committee Reports:

ACC:

There was no report. New applications were received for review and will be processed.

Appeals Committee:

There is no current activity.

Social Committee:

Amy Simmonds reported the Annual Halloween Party on October 27 was a rousing success. Plans for a Block Party in Parcel "A" on December 1 are coming together. This event is open to all residents of New Haven.

A wine tasting event is scheduled for December 8 at the South Clubhouse.

Development:

Mark Ciarfella discussed Bermudiana and Harvey shared a letter he drafted with Board input, regarding Conditions of Approval for the 2 restaurants which are Special Exceptions and require Town of Jupiter approval. After discussion the Board incorporated some changes and instructed Harvey to sign the letter and forward to Planning and Zoning, with a copy to Don Hearing. The letter requests the following Conditions of Approval:

- All restaurants will close each evening at 11:00 p.m.;
- No service bar will be permitted outside of the building structure;
- No music will be permitted outside of the building structure;
- 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 West side of the buildings.

The Chabad Jewish Center of Jupiter has not filed any plans with Planning & Zoning. The next filing deadline is December 11.

Painting Committee Report:

Harvey Silverman reported that Phase I painting is complete and there will be no further reports until Phase II begins early in 2009.

Landscape:

Planting of New Guinea Impatiens at Frederick Small entrance around the tree bases will commence shortly. The diseased ligustrum at that location has been removed, the area is being treated and the replacement tree will be installed. No additional annual plantings will be done this year.

Management Report:

Pam McLendon reported the following:

Common property encroachments were discussed. Although the Town of Jupiter had previously indicated they would rescind the permit for these fences that were installed in the wrong location, Planning and Zoning determined this issue is between the HOA and the Owners involved. Harvey noted the Board has an absolute obligation to protect the common assets of the Association.

The bridge along New Haven Blvd. was approved for painting by the Board of Directors. Additionally, bike racks located at the clubhouses and pool areas will also be repainted at the same time.

Old Business:

An Owner requested removal of one Sycamore tree leaning into their house. The Board was advised by Total Maintenance that the best course would be removal. Pam was instructed to get cost to remove and determine if tree is on common property.

The Board affirmed the re-investment of \$105,000. Reserve Funds CD at Sun Trust Bank for 13 months at 5.1%.

New Business:

The Board approved pressure cleaning walks and gutters in Parcel "B" at a cost of \$11,390., pending remediation of areas power washed in "A" in June.

The Board discussed contract bidding procedures and instructed Bristol that it is the sense of the Board that all contracts will have more than 1 bid whenever feasible.

The Board voted to cast 11 votes for Harvey Silverman (Harvey abstained) for election to the APOA Board. Mark Ciarfella, Vice President, will sign the ballot letter. Harvey is the sole candidate running for the APOA Board.

Signs have been placed throughout the community on stop signs and other poles by residents who have lost or found pets or items. The poles are being marred by adhesive and the signs are unsightly. The Board indicated it is not in the best interest of New Haven to permit this practice. Signs should be posted on designated bulletin boards in the mailrooms.

The Board affirmed the action to reduce the Leasing Application Fee to \$100. for Lessees already occupying a leased unit in New Haven, since the amount of work involved is reduced.

The next Board meeting will be December 10.

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

