

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

**BOARD OF DIRECTORS MEETING
Monday, October 11, 2007
LOCATION: COMMUNITY CENTER – SOUTH (7B)**

MINUTES

6:30 PM

Board of Directors Meeting:

Present: 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.

Minutes:

The minutes of the September 10, 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:

The Finance Committee will submit the proposed draft budget for 2008 to the Board this evening.

We remain in excellent financial condition. Delinquent accounts increased to about \$20,000 at 9/30/07, with 22 Owners owing in excess of \$100.. After discussion the Board instructed Bristol to aggressively pursue collection as we have always done, and inform delinquent Owners that if they have a cash flow problem we are willing to work out a payment plan. The Board noted that the Association can place a lien on Delinquent Assessments, with foreclosure as a last resort.

We have adequate working capital, and a separate \$10,000. reserve set up as a cushion for any losses due to foreclosures. We have never had a foreclosure. Our capital position is excellent and we will not be impacted by delinquencies unless they become excessive. We are nowhere near that point.

2008 Budget

Amy Simmonds reported:

2008 Assessments will increase by \$16.55 quarterly for Town Homes and \$3.85 quarterly for Single Family homes. The percentage increase for SFH is less then .03%. The TH increase is fully attributable to enhanced Reserve costs for exterior painting and to repay funds advanced from the SF Reserve accounts to cover the cost of the TH 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 Home 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.
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Amy thanked the Finance Committee, Chaired by Amy, and composed of Irwin Bromley and Klif Gehring, with Harvey Silverman as Adviser, for their assistance in developing the 2008 Budget. While all the numbers from other Abacoa communities are not yet available for 2008, we believe that New Haven will again have the lowest maintenance for a comparable Abacoa HOA.

Amy Simmonds, Treasurer, will send the proposed Budget to all Members.

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 that the Annual Halloween Party is set for October 27 at the South Clubhouse. Additionally, an Annual Holiday Block Party, held by residents in Parcel A, is being opened to all NH residents to join in the fun. This activity is scheduled for December 1 from 3:30 p.m. to dark. The Board approved for the Association to expend \$260.00 for the cost of the bounce house for this occasion. A proposed wine tasting was discussed. It was proposed that the Board would allow a budget of \$450. to hold a wine tasting event on December 8 from 5:30 p.m. to 7:30 p.m. at the south clubhouse. All agreed to these activities and costs.

Paint Committee:

Harvey Silverman reported that Phase 1 painting is finished. There are a few minor punch list items to be corrected by the Painter.

Phase 2 painting will begin in early 2009, about 16 months from now.

Development:

Harvey and Don noted that the Chabad Jewish Center of Jupiter has not filed any plans with Planning & Zoning. The next filing deadline is November 12. An Owner who is an Urban Planner has offered to give us advice on how to proceed in securing changes to the project that will address the concerns of our community.

Bermudiana will begin occupancy in late 2007.

Landscape:

The Board approved unanimously the installation of New Guinea Impatiens at Frederick Small entrance around the ligustrums. The cost is \$710.00.

The Board approved unanimously to remove the dying ligustrum on New Haven Blvd. and Sweet Bay Circle entry feature and replace after treatment for the soil is completed. The cost for this will be \$1,250.00.

Management Report:

Pam McLendon reported the following:

Common property encroachments were discussed. The Town of Jupiter is addressing an Owner in violation. The Permit was rescinded and the Owner was notified to reconstruct to the property line. Another resident is currently complying and moving the fence to the proper location. One other property is still in process.

Previously approved installation of bike racks, picnic tables and benches at each playground should be completed shortly.

Landscaping replacements previously deferred due to the drought conditions have now resumed. Mulch is set for installation in early November. Tree trimming of Oaks is almost completed. The filling in of sod areas due to "die off" particularly around tree bases and posts are being completed.

Old Business:

Traffic calming on Marlberry, between New Haven Blvd. and Quarry Knoll Rd. approved as a raised table.

A traffic accident that resulted in damage to a sign at Frederick Small Road and New Haven Blvd. was reported to the Insurer of the ticketed driver. Payment for the damages was received from Geico.

Sidewalk lifting repairs have been completed on all private roads that are the Associations responsibility.

Mailroom lighting has been replaced with motion control lights.

Red Cedar Trees will be trimmed during October for proper shaping.

New Business:

An Owner requested removal of 2 Sycamore Trees. The Board discussed and concluded the best course at this time would be a hard prune and instructed Bristol to arrange with Total Maintenance. After further discussion, it was agreed to ask Total Maintenance to advise of best options.

Irrigation Contract – It was the consensus of the Board, after discussion, that Treasure Coast is performing well, particularly during this drought period, and the contract should not be bid out at this time. Treasure Coast will receive a negotiated increase of 3% for 2008, bringing the monthly parts and labor contract to \$7,725. monthly.

Harvey requested authority to re-invest a \$100,000 CD maturing on November 7, for a period of not more than 12 months, with a competitive rate at any financial institution in this area, and increase the amount by \$50,000, to \$150,000. These are Reserve Funds. The Board concurred with this request.

Harvey briefed the Board on latest developments at the APOA, and noted he will be attending a meeting of all the HOA Presidents on October 17 to discuss APOA election procedures.

The next Board meeting will be November 12.

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