

NEW HAVEN AT ABACOA HOMEOWNERS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

Monday, September 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:

- Rule violations with new residents – send information
- Follow up on ACC fence – no landscape
- Parking in non designated areas – again new residents – send notice.
- Police activity numerous times. Request information.
- Paint on dormers of Town Homes and side wall of yellow building to be reviewed.

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 Guests

Hoover Systems and Treasure Coast Irrigation Representatives:

Chad Boissevain from Treasure Coast Irrigation and Jim Alsip from The Hoover Company explained the new system, provided pricing, and responded to questions for Directors and Owners. The new equipment would cost \$10K with an annual maintenance fee of around \$3K, after the first year.

After they left the meeting, the Board decided to defer action, and instructed Pam to contact Maxicom for a demo and pricing on similar equipment presently used at the APOA.

Minutes:

The minutes of the August 13, 2007 Board Meeting was 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:

The Finance Committee met last week to begin preparing a draft budget for 2008. The Finance Committee will provide a Draft Budget to the Board at the October meeting. Early indications

look toward an increase in the range of 3% for the Town homes and less than 2% for Single Family Homes.

The TH increase is solely attributable to the need to increase the TH Paint Reserve and to repay the \$30K in funds advanced from the single family home Paint Reserve to avoid special assessments on the town home owners for painting in 2007.

Delinquencies – 60 day delinquencies are up approximately \$8,100. compared to 2006. The increase in the over 90 day delinquencies is around \$2,000.

We have approximately \$400K in working capital, and a separate 10K reserve set up as a cushion for any losses due to foreclosures. We have never had a foreclosure. Our working capital position means we will not be impacted by delinquencies until they may become excessive. We are nowhere near that point.

The Board could choose to “push up: attorney letters and late fees to 60 days vs. 90 days” but this is not recommended at this time. Clearly there is already Owner strain here, and additional late fees and pressure may not help. We work with Owners on a case by case basis.

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 about the great response to the bulletin that was sent out. Many residents are interested in the proposed ideas for classes, activities and parties which include:

- Annual Halloween Party October 27 – 3:30 p.m. to 6:30 p.m. at the South Clubhouse. The estimated cost for this function is \$850.
- Classes for New Haven Residents to include Adult//Child Yoga, Adult/Child Art and Improv/Acting for kids.
- Cub Scouts were approved to use the North Clubhouse once per month on Saturday for a meeting.

The forms for usage of the clubhouse by participants and also by the individual who is holding the “class” will be completed and sent to the Board for review. A key will be issued to the responsible party who will be required to sign a form and give a deposit of \$25. for the key.

Paint Committee:

Harvey Silverman reported that Phase 1 painting is basically finished. The only work remaining is the interiors of the Clubhouses and Pool Houses and that will be done this week.

Pam was instructed to have the dormers painted in the last week inspected for coverage and to have Coastal re-paint if necessary.

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

Development:

No activity other than Chabad Jewish Center of Jupiter which is discussed below.

Landscape:

Total Maintenance proposed to mulch at the same price as prior year. The job will commence after November 1 and prior to Thanksgiving. Prior to approval the Board discussed feasibility of "blown in" product. Bids were secured last year for this process and were higher than hand spread.

Harvey reported that in a discussion with the Owner of Total Maintenance, he requested a 5% discount if we instructed them to complete trimming of all Oak Trees in "B" prior to Thanksgiving, and paid them in 2007, rather than to pay in early 2008. Ed agreed. Board voted to engage Total for this job at cost not to exceed \$23,000. Oak Trees in "A" were trimmed in late Spring.

Tree Beds throughout the community are being filled in with sod where areas die off and enlarge over time. Additionally, the Berm area along Frederick Small Road will be reviewed for needed improvement and a proposal will be completed for review.

Management Report:

Pam McLendon reported the following:

A Common property encroachment was discussed. Pam met with Town Of Jupiter Building Official to review the installation of fencing across HOA property. The Town agreed the fence must be relocated. The Town will rescind the permit final and require the Owner relocate the fence to within his property lines as was approved on the permit. Additionally, the Board requested that the management company follow up with a letter demanding the fence be moved within 30 days. Another property with fence encroachment issues is addressing the problem and having the fence line relocated as needed. One additional property is being reviewed for needed compliance.

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

Per Board instructions, Pam has purchased a clock for each pool area and they will be mounted shortly.

Pam was instructed to secure costs from Total Maintenance to plant annuals at the Frederick Small Rd. entrance in November, as in prior years.

Holiday Lighting vendor will be advised to set the timers for the lights to be on at 4:30 p.m. daily for 6 ½ hours (11:00p.m.), except for Christmas Eve. Timers will be reset on Friday, Dec. 24 to remain on until 2:00 a.m. Schedule will be changed back on Dec. 26.

Old Business:

Traffic calming on Marlberry, between New Haven Blvd. and Quarry Knoll Rd. was discussed. A meeting with impacted Owners is scheduled for 6:30 p.m. on September 11. If we cannot decide on a location for this device, the Town will make the decision on location.

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. Geico responded that a refund for expenses incurred will be sent.

Chabad Jewish Center of Jupiter – This is a proposed Synagogue to be located at the SE corner of University and Quarry Knoll.

The Chabad has taken initial steps to seek approval to build by submitting plans and requesting a pre-application review from Planning & Zoning at TOJ, on August 9.

We have secured a copy of this filing and the Board is preparing a letter to be forwarded to Planning & Zoning, and to Chabad detailing New Havens concerns with the proposal. The proposal calls for a 170 seat Sanctuary, a 50 student maximum pre school, and a 2,400 sq. ft. student lounge, housed in a 23,673 sq.ft. 3 story building with 75 on site parking spaces with NO access to Marlberry.

A copy of the Boards concerns will be available to the community at Bristol after the letter is signed.

New Business:

A bid will be requested for Annual flowers to be planted at the Frederick Small entrance to be completed in November.

Red Cedar Trees need to be trimmed back significantly. Ask Total Maintenance when last completed and get proposal for this to be done.

Sidewalk lifting has been reported and additionally noticed throughout the community. A complete review is being completed. The budget has funds available for this ongoing maintenance problem. Only private roadway areas are being reviewed for expense by the HOA. Any City roadways will be reported to Town of Jupiter for their responsibility in making needed repairs. A final price will be forwarded to the Board for review.

The next Board meeting will be October 8.

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