

**NEWHAVEN AT ABACOA
HOMEOWNERS ASSOCIATION, INC**

**BOARD OF DIRECTORS MEETING
Monday, April 14, 2008
LOCATION: COMMUNITY CENTER – SOUTH (7B)**

MINUTES

6:00 PM

Open Forum/Non-Agenda Items:

Several residents living near Quarry Knoll, across from Greenwich, called the Boards attention to the continuing concerns with Greenwich residents walking dogs and leaving droppings in NH, speeding on Quarry Knoll, parking in NewHaven, the deteriorating silt fencing, the condition of the undeveloped property with weeds and the wrong time on the clocktower.

The Board has liaison with Greenwich, and both the Board and Bristol have discussed these issues in the past with Greenwich and these discussions have led to Greenwich addressing these issues, where possible. In addition, the Town of Jupiter has been cooperative in contacting the Developer to address these issues. We will again proceed along these lines.

6:30 PM

Board of Directors Meeting:

Present: Mark Ciarfella, Keith Ennis, Harvey Silverman, Amy Simmonds, Gary Steger.
Representing Bristol Management was Pam McLendon.

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

Minutes:

The minutes of the February 11, 2008 Board Meeting were reviewed. Mark Ciarfella motioned to accept the minutes, Keith Ennis seconded and the minutes were approved 4-0, with Gary abstaining since he was not on the Board at that time. They will be updated on the website and placed on the bulletin boards.

Financials:

Harvey Silverman reported:

Our financial condition remains excellent, with adequate working Capital and Reserves. Delinquent accounts over 90 days are being closely monitored and are approximately \$37,000 on 04/07/08. Pam McLendon has contacted many of these accounts in an effort to enhance collection. We recently had our first foreclosure, which was sold by the Bank in April. We have been advised by the Attorney that all delinquent maintenance fees and costs (about \$4,000) will be paid to the Association.

Although our past due accounts are at a relatively high level, so long as the properties are re-sold after foreclosure, and we are protected by properly filed liens, we will collect all funds due and costs related. Counsel is involved in all over 90 cases exceeding \$100. Collection problems are seriously exacerbated where the property owner is in bankruptcy (I NH unit).

Prior Treasurer Reports noted that Amy and I met with several banks and recommended to the Board that we move our accounts to Anchor Bank. The Board needs to affirm that decision. A motion was made by Harvey, seconded by Keith and unanimously approved to affirm that change. To the extent practicable, all funds will be placed in numerous accounts to limit exposure over \$100K.

The Reserve Study previously approved by the Board was cancelled due to the incompatibility of the Appraiser. Steve Inglis was advised that the Appraiser was not acceptable to NH because of his unprofessional demeanor. The new Appraiser has completed a Draft Report. Harvey and Pam are meeting to discuss on April 18.

Committee Reports:

ACC:

No new applications. One approved application is ready for pick up. Owner will be notified of the resulting review.

Appeals Committee:

There is no current activity.

Social Committee:

Amy Simmonds stated that yoga and art classes are continuing.

Paint Committee:

Phase 2 has been scheduled and will commence on or about June 9, 2008. Bristol will shortly begin advising affected Owners by letter. Phase 2 will complete the painting of all NH homes. The painting schedule is not available and is being planned by the contractor. If painting is not completed by November 22, 2008, painting will stop until early January of 2009, so as not to interfere with the Holidays.

Development:

No report.

Management Report:

Pam McLendon reported the following:

One Encroaching Owner has not relinquished adverse possession of HOA property. Matter was referred to Counsel, litigation initiated, mediation scheduled for May 9. Harvey will represent NewHaven at mediation with Counsel.

Jupiter Police Dept. has received written authorization from NewHaven to initiate enforcement of all traffic, parking and trespassing laws in our community. Owners were notified 3 weeks prior of impending enforcement.

Work Orders and Violation Notices are being processed.

A special event is planned for all Abacoa Communities. The event is “Battle of the Neighborhoods” and is sponsored by Bristol Management. The event is being held on May 31 and June 1. Information is being sent out via Abacoa News, mailings and flyers posted in mailrooms. Events include a tennis match, golf match, 5K run and other family oriented events.

Old Business:

Concrete Repair proposals are being updated and additional areas of repairs to be made are being reviewed. All information will be passed on to the Board when complete.

New Business:

Town of Jupiter has asked NewHaven to pay for new signage along Quarry Knoll Street. After discussion, and considering that NewHaven played no part in changing the name from Marlberry, the Board instructed Pam to advise the Town Engineer to seek payment from the responsible party.

Pet Owners have been using our common areas for “dog runs”. The dogs are not leashed. Owners have complained that they are fearful of walking in the area with numerous unleashed dogs, which have been approaching pedestrians. Bristol will discuss with Code Enforcement and advise the Board. Inform the Board how many pets are allowed per residence.

Request from the Attorney what is required and how can a lease be terminated based on the documents.

Town Home driveways were discussed. The stamped concrete driveways are looking bad. Paver driveways are in need of cleaning. Bristol will verify driveways on town homes are the responsibility of the Owner and will then proceed to send letters to clean the paver drives.

The next Board meeting will be May 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