

NEW HAVEN AT ABACOA HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING- MINUTES
MONDAY AUGUST 8, 2005, – 6:00 P.M.
LOCATION: COMMUNITY CENTER – SOUTH (7B)

6:00 P.M. OPEN FORUM NON- AGENDA ITEMS:

The owner of 268 Iris Drive Tom DelPrete and his tenant Cynthia White spoke to the Board about the situation they have with one of their neighbor's dog barking. The Board had been informed previously about the situation; however there is no second witness to these occurrences. The homeowners were informed that Palm Beach County Animal Control is the governing agency to resolve these disputes.

Harvey Silverman asked that any owners that would like to receive e-mails from the Board of Directors meeting to please give him the information so they can be added.

It was determined a quorum was present. Board members in attendance were Keith Ennis, Harvey Silverman, Tom Osborn, and Mark Ciarfella. Beth Goin was present representing Bristol Management.

President, Keith Ennis called the meeting to order at 6:35 pm.

MINUTES:

Harvey asked that the minutes reflect that the resolution to clear the community bulletin boards should read bi-weekly. A motion was made by Mark to approve the minutes of the July 11, 2005 meeting as corrected. Tom seconded the motion and the motion carried.

FINANCIALS:

The Treasurers report was given by Harvey Silverman, for July 2005 and the minutes of that report are attached. A motion was made by Mark and seconded by Tom to proceed in securing a \$300,000.00 CD for ten months at 3.75%. Two hundred thousand will be invested in a Money Market Account at 3% until after hurricane season. Several line item variances were discussed.

Action Item Matrix Update:

Beth gave an update of the associations activities for the last thirty days. The matrix update was given by item. The management company is to proceed with pressure cleaning the community building even though the soffit repairs have not been completed. After the pressure cleaning the painting shall commence. The pressure cleaning vendor shall use care in the damaged soffit area. Beth will hand deliver the paint consultants report as soon as it is received, to the Board members.

COMMITTEE REPORT

ACC: No report

DEVELOPMENT ACTIVITY: No report

FINANCE COMMITTEE: The 2006 Budget Committee has initiated preparing the 2006 budget draft which will be available for the Boards review in October 2005.

OLD BUSINESS

UPDATE ENCROACHMENTS:

The encroachment into the common area at 281 Marlberry has been turned over to the Associations Attorney for resolution. The management company needs to inform the neighbor adjacent to this property to relocate their fence within 45 days.

CLUBHOUSE RULES AND REGULATIONS:

A draft policy will be presented to the Board at the **October** Board meeting.

B.O.D. DIRECTION CURRENT ACTITIVITES:

To regain control over the community building usage a motion was made by Tom Osborn to re key community buildings. Keith seconded the motion and the motioned carried.

TOWN HOUSE ROOF REPAIRS:

A follow up letter explaining the documents and areas of responsibility should be mailed to the Townhome owners due to the number of calls being received asking for the association to perform additional maintenance items.

NEWSLETTER:

The target date for articles is August 15, 2005. Please submit articles to Harvey's e-mail address. Beth will prepare an article on hurricane procedures.

The management company will notify all homeowners that have coconuts in their coconut palms to remove them immediately.

NEW BUSINESS:

APPOINTMENT TO APPEALS COMMITTEE:

A motion was made, seconded and carried to appoint homeowner Joan Bassinger to the appeals committee. The motion carried.

TRAFFIC CALMING DEVISE:

Quarry Knowl and Marlberry – A majority of the Board voted to leave the traffic calming device at the original location, and to have a “raised table” consistent with the condition of approval in the Town of Jupiter resolution.

INSTALLATION OF HURRICANE SHUTTERS:

The Board asked the management company to stay on top of the installation of hurricane shutters prematurely and to proceed with the violation process expeditiously.

HOMEOWNER TREES OVER 7FT TALL:

The landscape contract does not include the trimming of trees over 7ft tall. Beth will secure prices for the Boards review. Homeowners need to be informed that the trees on their property are their responsibility.

RESERVE STUDY:

Beth will research other neighborhoods interest in joining forces and information to have a reserve study performed.

The Board will hold a workshop to discuss the legal opinion given by the Associations Attorney as it relates to palm trees.

Keith Ennis was asked by the homeowner of 118 Cherry Laurel Lane to review the Associations procedures on landscaping maintenance. The Board was in full agreement that any area of the property that is not described as the Associations responsibility will be the homeowner's responsibility to maintain. The Board also discussed that the Association does not have access to each and every survey.

With no further pending the Board of Directors the meeting was adjourned.