

**New Haven at Abacoa Homeowners Association Inc.  
Board of Directors Meetings – Minutes  
Monday September 20, 2004  
Location: Community Center – South – 7B**

**During the open forum homeowners asked questions as it relates to the dollars involved from the hurricane damage. The Board explained that the Association does not budget for this type of extraordinary expense. Because the Association and community have not experienced hurricane clean up before it is very hard to determine what the dollar amount involved will be. Don Youtt discussed that once the shutters are up there is no way to exit the house. Some model types do not have a door without glass in them.**

**It was determined that a quorum was present. Board members in attendance were Allen Salowe, Keith Ennis, Robert Sendler and Mark Ciarfella. Beth Goin was also present representing Bristol Management Services.**

**The meeting was called to order at 6:30 p.m. by President, Allen Salowe.**

**Minutes:**

**A motion was made by Robert and a second by Keith to accept the August 9, 2004 minutes as presented. The motion carried.**

**Financials:**

**Keith gave the financial report for August. Without the storm we are on track to have an even year. During the Financial report Mark had some questions about the invoice for Total Maintenance hurricane clean up. Mark explained that he was unable to sign the checks until a breakdown is given on the hours worked, individuals working those hours, the scope of service performed, and an explanation on the rates. Keith said that he agreed and that an explanation needed to be given. The Board believes that there is a possibility that the number of hours worked do not match what has been invoiced. The Board also discussed that the checks should not be signed because the big trees have not been staked. Robert said that he would sign the checks. The Board did not authorize the management company or the landscaping company to perform this work. A meeting with Total is to be scheduled ASAP.**

**ACC: No report.**

**Development Activity Report: Mark would like the management company to research if Coulter and Hearing has reimbursed the Association for the mailing to the membership.**

**Landscape Committee:**

**Crime Watch: No report**

**Hospitality:** The playground committee will host the grand opening on September 26, 2004. Keith made a motion to purchase three additional long tables for the community center. The motion was seconded and carried for the expenditure not to exceed \$200.00 for three six foot tables. The Board would like the management company to purchase the tables from Costco and deliver them to the community center.

**Appeals:** Next meeting is next Thursday.

**Management Company Report:** Beth gave an overview of the Associations activities. Keith noted that in the last 30 days there have been less resale's as previous months.

**Halloween Party:** A motion was made by Keith to approve an expenditure of \$775.00 for the Halloween party. Mark seconded the motion and the motioned carried.

**Calvin Fox:** A court hearing is set for October 1, 2004 at 9:00 am. Board members are welcome to attend but it is not necessary.

**Other:**

As a result of hurricane Francis a lot of homeowners maybe looking for according shutters. Mark would like a letter sent out to the residents that if they are interested in purchasing accordion shutters to call Bristol. If there is enough positive response the community should be able to receive a bulk discount from a vendor. This can be communicated in the next newsletter or mailer.

The Board would like a flyer posted in mailroom requesting that the homeowners remove their shutters immediately pursuant to the Associations Documents.

The \$3,000.00 check to Treasure Coast is a duplicate check that had been voided. The Board authorized the management company's estimate of \$2,000.00 to have the work performed. Because the work performed exceeds the estimate this check was also voided.

With no further business before the Board of Directors the meeting was adjourned.