

NEW HAVEN AT ABACOA HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING- MINUTES
MONDAY APRIL 11, 2005 – 6:00 P.M.
LOCATION: COMMUNITY CENTER – SOUTH (7B)

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

The irrigation and the low pressure were discussed. There are valve problems which are a result of owners turning on valves and valves sticking on. There are broken spindles again on 7B porch. The pool temperatures were discussed and the residents do not want the heaters turned off in May. The special assessment was discussed. Card tables need to be moved back to the north community center.

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

The meeting was called to order by President Keith Ennis at 6:35 p.m.

MINUTES:

Mark made a motion to accept the February 21, and March 2005 meeting minutes as presented. Harvey seconded the motion and the motion carried.

FINANCIALS:

Treasurer Harvey Silverman gave the financial report for the first quarter of 2005. Harvey explained that the expenditures and revenues are as projected. Currently the Association is on track. Robert made a motioned, Mark seconded the motion and the motion carried to accept the treasurer's report as presented.

Mark made a motion to call for a Point of Order to reorganize the agenda and move to discuss the clubhouse agenda item first and the encroachment item seconded. Harvey seconded the motion and the motion carried.

CLUBHOUSE USAGE REQUEST- COMMERCIAL:

Cheryl Baldwin owner of KIDZ ART would like to offer a drawing program for children K-5. The program is designed not only to allow the children an opportunity to draw but to also help them build confidence and to teach the children how to breakdown difficult projects. She would like to offer the program in the New Haven South Community center on a Mon- Friday summer camp program from 9:30 to 12:00 during the weeks of June 20-24 and July 11-15 2005. The fee to attend is \$140.00 per week; she limits participation to 12 children. The fee includes all materials and snacks. The program will only be offered to residents of Abacoa. Kidz Art is fully insured up to a million dollars and the New Haven at Abacoa HOA will be named as the certified holder.

Christy Cyber offers a Camp Classic for children ages 6-11 which teaches etiquette. Her student count per class is held to 20 students. The cost for the class is \$175.00 for Abacoa residents and \$200.00 for non Abacoa residents per week. The week raps up with an event at the Abacoa Golf Course Restaurant. She would like to offer two one week

sessions. Her business also has the insurance requirements needed by the Association. Would like to plan a two week session or just one week.

A motion was made seconded and carried to approve the usage of the community center for these two classes. By Friday the Board will approve a fee schedule and present it to the applicants.

ENCROACHMENT – COMMON AREA:

Mr. Bob Fabbricatore appeared before the Board of Directors to discuss the alleged encroachment behind his house in the common area. The Board has taken the stance that there is zero tolerance to date. On three occasions's homeowner have had to remove items from the common area. Mr. Fabbricatore did not produce a copy of his survey. The Board has reviewed the plat plan which indicates that Mr. Fabbricatore has placed and installed personnel items in the common areas. Mr. Fabbricatore believed it was his property because no one maintained the area. Mr. Fabbricatore is also irrigating that area using his domestic water. Mr. Fabbricatore also discussed the violation letter he received in regards to planting palm trees in the front and the side yard without ACC approval with a plant material that is prohibited in the ACC guidelines in the front elevations of the homes in New Haven. Bob would like the Board to allow the landscaping installed to remain in place and to allow the encroachment to remain as it allowing the membership to use the area as a common facility.

Beth will order the survey from the Town of Jupiter and if not available will use the plat plan to roll it off with a measuring wheel.

Mr. Melehan also appeared before the Board. He was not aware that he was encroaching with his fence since it was installed prior to him purchasing the home. He made the Board aware of a dead pine tree that would then be the Associations responsibility to remove if that area is in the Associations common area. Mr. Melehan stated that he can remove a section of fence to come into compliance.

The Board then reviewed Mr. Fabbricatore request to keep the andonium Palms that he has already planted. The records should indicate that two Sago palms were on the property before not andonium palms.

Mark made a motion to have the 3 palms tree in the street elevation removed from 281 Marlberry within 30 days, and to have the homeowner submit an ACC request to review the two clusters of palms on the side of the home to ensure that they have been planted on the homeowner's property. Keith seconded the motion. The Board had in depth discussion and the motion was called to a vote. The motion failed with Mark and Keith in favor and Harvey and Robert opposed.

Beth was asked to hand deliver an ACC request form to 281 Marlberry Circle on the proceeding day.

Mr. Trent Walker owner of 114 Sycamore addressed the Board about the ACC rejection for a six foot vinyl fence with no lattice that was installed prior to the review of the ACC committee. He would like the Board to allow him to keep the fence as installed. After discussion a motion was made by Harvey to reject the request to keep a six foot vinyl

fence without lattice work on top. Robert seconded the motion and the motion carried. Mr. Walker was asked to change out the panels to the ACC guidelines approved fencing criteria.

MANAGEMENT COMPANY REPORT:

Beth gave a brief update of the association's activities for the past thirty days. The Board was asked to review the action item matrix.

COMMITTEE REPORT

ACC:

No report

DEVELOPMENT ACTIVITY REPORT:

Mark will compose an article to be distributed to the membership updating them on the areas activities.

LANDSCAPE COMMITTEE:

No report

CRIME WATCH:

No report

HOSPITALITY:

The recent Island party was a huge success. A big thank you to Amy and her committee.

APPEALS:

No report

FINANCE COMMITTEE:

A motion was made seconded and carried to appoint Harvey Silverman as Chairperson to the committee.

OLD BUSINESS

PAINT CONSULTANT:

Mark made motion to authorize the expenditure of \$ 5,050.00 to approve the proposal as presented. Robert seconded the motion and the motion carried.

LANDSCAPE MAINTENANCE PROPOSALS:

The landscaping proposals were reviewed. Mark made a motion to approve Total Maintenance proposal for service for the next twelve months. Harvey seconded the motion and the motion carried.

IRRIGATION MAINTENANCE PROPOSALS:

The Board reviewed the irrigation company proposals. The Board would like to meet with the owner of Treasure Coast Irrigation to revise specific items in the proposal. Mark was asked to meet as the Board representative to finalize details of the contract for

acceptance. Beth will set up an early morning meeting and Mark will advise the Board via e-mail about the results.

SIDEWALK LIFTING PROPOSALS:

The management company has spoken to numerous contractors and can not get an additional bid from the one that was presented in February. The Board expressed the desire to make this a top priority. Also discussed were the sidewalks between the townhome in 7B which are cracking.

ROOF REPAIR PROPOSALS:

A motion was made by Mark to except the proposal from Duane Roofing to include the soffit repairs and attic access panels. Harvey seconded the motion adding that the work needs to be completed within thirty days.

APPROVE SETTLEMENT AGREEMENT/RELEASE:

A motion was made by Mark to authorize Keith Ennis to execute the agreement as presented. Robert seconded the motion and the motion carried.

NEW BUSINESS

RESOLUTION INVESTMENT RESERVE FUNDS:

A motion was made by Mark to approve the resolution as presented by Harvey. Robert seconded the motion and the motion carried.

MOVEMENT OF OAK TREES FROM AREAS N. POINCIANA:

No action.

RESOLUTION REGARDING TRANSFER OF PENDING SECURITY DEPOSITS:

The resolution carried to transfer moving the \$2000.00 to operating funds and researching and returning the other deposits.

APPEALS COMMITTEE APPOINTMENT:

A motion was made to appoint Allen Salowe to the appeals committee. The motion carried.

POWER WASHING OF POOL DECKS/CLUBHOUSE PORCHES:

A motion was made by Mark to authorize the pressure cleaning of the clubhouses, sidewalks around clubhouses and pool area, pool area and pool deck. Robert seconded the motion and the motion carried. The management company is authorized to schedule this service two times per year.

RESOLUTION TO POST ALL MINUTES TO WEB SITE SINCE TURNOVER:

A motion was made by Mark and seconded by Harvey to have all the minutes of the New Haven at Abacoa Homeowners Association added to the web page for every meeting since the Association turned over. The motion carried.

REPLACEMENT OF LOUNGE CHAIRS “A” POOL:

Mark made a motion to purchase 13 Bahia chase lounge chairs with the shipping cost to replace the ruined lounge chairs at the “A” pool. . Robert seconded the motion and the motion carried.

DEVELOPMENT OF EXPECTATIONS FOR THE MANAGEMENT COMPANY;

Harvey is working on this project and will present a draft at the next meeting.

PROCEDURE FOR ACTS OF VANDALISM :

No action

OTHER:

A motion was made by Mark to authorize expenditure not to exceed \$2000.00 to paint the concrete porches on both community centers. Robert seconded the motion the management company was asked to find a vendor that can perform this work on Sunday.

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