

NEW HAVEN AT ABACOA HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
MONDAY, NOVEMBER 14, 2005  
LOCATION: COMMUNITY CENTER – SOUTH (7B)

MINUTES

**Public Meeting;**

Owner Besty Speert reported that in her opinion landscaping has not been maintained to the original Divosta Standard.

Owners Jeanne Stanfield and Barbara Gustafson stated, it is their opinion the fee for an outside instructor to use the clubhouse for classes benefiting New Haven owners is too high. (Fee is \$25.00 per day or 10% of tuition, whichever is higher).

Owner Calvin Fox observed that cars in the neighborhood are not observing stop signs and are exceeding speed limits. He was advised that it is a matter for the Jupiter Police.

Owner Gary Stier complimented the Board on the hurricane Wilma cleanup.

Owner Karen Hackett inquired about changing the exterior color of her home and the time line for repainting the houses. Exterior painting should begin in 2007. Changing exterior color will be discussed in the Agenda that follows.

**Board of Directors Meeting:**

**Present:**

Robert Sandler  
Keith Ennis  
Mark Ciarfella  
Tom Osborn  
Harvey Silverman

A quorum being established, the meeting was called to order at 6:30 PM.

**Minutes:**

October 10, 2005

The minutes were not available at this time.

**Guest Speakers:**

Ed Galbraith of Total Landscaping discussed the status of Hurricane Wilma cleanup. He stated the cleanup and tree straightening/staking should be completed by the end of the week.

Mulching should be completed by December 10 (delayed due to Wilma).

Size of replacement Oak trees is based on price that the Board wants to pay. The smallest trees runs around \$250.00. The next larger tree is around \$650.00. The smaller trees do not "blend" with the existing trees. The larger trees blend better.

The Board will advise Total Maintenance on what size tree to use as replacements.

## **Development of Property Along Military Trail Adjacent to New Haven**

Don Hearing of Hearing and Cotleur, presented 2 development proposals. The first proposal is for commercial property on the NE corner of Military and University (across from Regions Bank).

The first proposal consists of:

Retail Space	28,000 sq. ft.
Restaurant Space	11,000 sq. ft. (including 1,500 SF outdoors)
Medical Space	15,000 sq. ft.
Professional Space	6,000 sq. ft.

Parking for 255 vehicles; 4 separate buildings; all 1 story, except for 1 building. All trash storage will be inside under air conditioning.

The second proposal is for “Blue Dot” property on the SE corner of University and Marlberry. Blue Dot properties are dedicated for civic use (including houses of worship). The proposal is for an Orthodox Synagogue. Site is 60,000 Sq. Ft. The building will be 15,000 Sq. Ft.

In regard to the commercial development, Board members expressed concerns about the request to reduce required parking, noise, trash odors, valet parking, temporary structures, special events and shared parking with adjacent commercial developments. Additionally, the board was concerned about traffic studies that showed 3,000 trips on to University Dr. each day.

In regard to the Synagogue, Board members concerns focused on parking, temporary structures, and special events like weddings.

## **New Haven HOA Counsel Ed Dicker**

Ed Dicker, HOA counsel, reiterated the importance for the HOA to be consistent in enforcement of covenants including the restrictions on parking on both public and private streets within the HOA. In general terms, Mr. Dicker mentioned pending litigation with an owner, who has been parking commercial vehicles (trucks & commercial vans) on a public road inside the boundary of the HOA.

Mr. Dicker reported on a letter from the Town’s Attorney stating the Town supports HOA’s enforcing their covenants & restrictions on public roads that lay within the boundaries of an HOA.

Motion was made to reorder the Agenda of the nights meeting putting item “D” under new business, to the forefront. Motion was seconded. Motion was called. Motion passed unanimously.

## **New Business:**

Calvin Fox, Owner, appealed the ACC’s denial and requested permission to change the color of his home from the Board. After discussion between the Board and Mr. Fox which expressed the Board’s concern about setting a precedent that could have unforeseen consequences for the HOA. Additionally, the board felt the paint palette approved by the town and DiVosta was appropriate and no compelling evidence was submitted to change the color. Motion was made to deny Mr. Fox’s request.

Motion was seconded. Motion was called. Motion passed unanimously.

Robert Kleinfeld, Owner, appealed to the Board, the ACC's denial to build an addition on his Model "F" home. After discussion between Mr. Kleinfeld and the Board, motion was made to approve the addition, subject to conditions as follows::

- Securing a deposit \$3,000.00
- Work hours 8 AM – 5:00 PM Monday through Friday. No work on Saturdays.
- All work performed to current local, county, state building codes and all ACC requirements and guidelines that apply.
- Plans supplied to the board as of 11/14/05 (with very minor typo changes) will be the only plans accepted for this addition.
- Exterior of the house will be repainted at the owner's expense.
- Addition to include French Doors.
- Any changes to the addition as outlined above and to the plans submitted must come before the board for approval.

Motion was seconded. Motion was called. Motion passed 4 to 1.

### **Financial Report:**

Harvey Silverman gave the financial report: See attached report.  
Motion was made to accept the financial report. Motion was seconded. Motion was called.  
Motion passed unanimously.

### **Old Business:**

Town home pressure washing was suspended due to hurricane Wilma. Pressure cleaning to resume this week as reported by Fran Hoshkiss to management.

Management was directed to get bids to pressure wash sidewalks and curbs.

Tom Osborne located the material to repair the clubhouse soffits. Board approved purchase of the material. Management was instructed to implement installation per Mr. Osborne's specifications, which he would forward to management.

It was reported that hurricane Wilma repairs are proceeding expeditiously.

Due to Wilma, installation of swings in the playgrounds was tabled until the first quarter of 2006.

### **New Business:**

Tree trimming will be combined with removing broken limbs from Wilma. Management was instructed to get bids for tree trimming.

Special Assessment Wilma: The board will use any surplus from 2005 operating budget to offset Wilma costs, which are expected to be below last year's hurricane costs.

**There will be a meeting of the Abacoa Coalition on January 11, 2006. Keith Ennis and Harvey Silverman will attend.**

**Encroachments: The Board directed management to continue to identify common area encroachments and to notify the respective owners of the violations and the Association's requirement to have the Owner remove the encroachment.**

**Management was instructed to notify all Owners with storm shutters still up, that they are to remove them or they will be held in violation.**

**Management was directed to identify homes that have hurricane damage and send out "courtesy" letters to the Owners, reiterating their responsibility to have repairs performed as quickly as possible.**

**Record Storage: Management was directed to get prices for off site document storage.**

**Steve Inglis reported on the hurricane damage and the status of common area repairs.**

**Management was directed to get estimates to repair "B" clubhouse roof damage.**

**There being no further business before the Board, the meeting adjourned at 9:00 PM.**

**Respectfully Submitted by,**

**Geoff Divine, LCAM  
Bristol Management Services**

**Approved 12/12/05**