

**NEW HAVEN AT ABACOA HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING - MINUTES**  
**MONDAY SEPTEMBER 12, 2005, – 6:00 P.M.**  
**LOCATION: COMMUNITY CENTER – SOUTH (7B)**

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

The meeting was called to order by President Keith Ennis at 6:30 p.m.

**MINUTES:**

A motion was made by Mark and seconded by Keith to accept the August 8, 2005 meeting minutes as presented. The motion carried.

**FINANCIALS:**

Treasurer Harvey Silverman gave the financial report. The report is attached to the corporate minutes. A motion was made by Harvey to increase the \$75,000.00 CD which will roll over on October 5, 2005 to \$100,000.00. Keith seconded the motion and the motion carried. A motion was made by Mark to accept the treasurer's report. Keith seconded the motion and the motion carried.

**Action Item Matrix Update:**

Beth Goin reviewed the Associations activities for the past thirty days. The action item matrix was reviewed and updates were given. A proposal to install tile and or laminate in the community buildings was reviewed. The Board approved the letter to be mailed to the Townhome owners in reference to the upcoming pressure cleaning of the buildings. The Board is very unhappy about the incomplete soffit repairs on the community buildings, painting of clubhouse decks, and the 7 A sidewalk pressure cleaning.

**COMMITTEE REPORT**

**ACC:**

The ACC has a pending application submitted by Calvin Fox to change the color of his home. The ACC guidelines do not address home color changes therefore the ACC will reject the request and the homeowner will have the opportunity to appeal to the Board during the October 2005 meeting. Calvin Fox was presented and told the Board that his request was submitted as a result of a condition of approval for the sale of his home.

**DEVELOPMENT ACTIVITY:**

No report this month.

**FINANCE COMMITTEE:**

The next budget committee meeting will be on September 13, 2005.

### **HOSPITALITY – HALLOWEEN EVENT:**

Amy Simmonds presented the proposed cost and activities for a Halloween celebration. Harvey made a motion to approve the \$880.00 expenditure. Mark seconded the motion and the motioned carried.

### **APPEALS COMMITTEE REPORT:**

The appeals committee report was included in the Board package. A new form was created and is being used to note the committee's findings and conclusion. Five homeowners were fined this month.

### **OLD BUSINESS:**

#### **PAINTING CONSULTANTS REPORT:**

A work shop will need to be held to review the painting consultants report. The Board reviewed the proposal submitted by Coating Consultants Inc. to move forward on specifications and estimate cost. A motion was made by Harvey to proceed with number 1 and 2 on the proposal. The motion was seconded by Mark and the motion carried. The Board wants the painting consultants report on the web site by tomorrow.

#### **APPLICATION FEE SCHEDULE:**

A motion was made by Harvey to increase the sales and lease application fee to \$250.00. Keith seconded the motion. The motion carried with Harvey and Keith in favor and Mark opposed.

#### **OTHER:**

Mark clarified the two options being presented for Cat Rock Lane and Quarry Knoll (Marlberry) If a raised table intersection is installed there will only be two stop signs. If a plain brick crosswalk is installed then the intersection would be a four way stop. This item will be reviewed during the October 2005 Board meeting when more Board members are present.

### **NEW BUSINESS:**

#### **GLOSSEN & NICE VS. NEW HAVEN HOA:**

The Association has been notified by Ed Dicker that the issue will be reviewed by mediation with the State of Florida

#### **Clubhouse Usage:**

A motion was made by Mark to approve the fencing class in the North community building contingent on participation by Abacoa residents only, and a 10% fee per person per class participating. The approval of usage can be rescinded by the Board of Directors at any time. Keith seconded the motion. The motioned carried with Mark in Keith in favor and Harvey opposed.

A motion was made by Mark to approve the Yoga classes based on participation by Abacoa residents only, a 10% fee per person per class, and the ability to rescind the approval at any time. Keith seconded the motion and the motion carried two to three with Harvey opposed.

**TOWN OF JUPITER – PUBLIC STREET TURNOVER:**

Beth and Steve will be meeting with the Town of Jupiter to discuss and resolve the punch list of repairs submitted to the Association.

**OTHER:**

Due to the air conditioner issues during Megan Sullivan's community building rental the Board would like to refund her 50 % of the rental fee. The Board would like a notice put by the air conditioner controls asking users to not drop the air condition under 70 degrees.

Trees over 7 feet tall are not included in the landscaping contract due to insurance reasons. The Board wants to review the cost associated with maintaining these trees for consideration in the 2006 budget.

The townhome shutters were discussed by no action was taken.

The corner vegetation on NH was discussed. The landscape contractor has been instructed to maintain a three tier appearance with out using a tree in the middle.

The association carrying insurance on the townhomes was discussed. For the Association to purchase insurance for the townhomes a document amendment would be necessary.

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

Respectfully Submitted,

Beth Goin, LCAM  
For and on Behalf of the Board of Directors