

NEW HAVEN AT ABACOA HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MONDAY FEBRUARY 21, 2005 – 6:00 P.M.- MINUTES
LOCATION: COMMUNITY CENTER – SOUTH (7B)

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

Townhome roof inspections should be done in March. A homeowner wanted to understand the 5 road cuts in Greenwich. Mark explained that only one of these roads goes through to Military Trail. The irrigation problems were also discussed. The irrigation technician replaced 2 ¾ inch breaks, 1- 2 ½ inch breaks, 1 diaphragm, 1, bubbler, 2 rotors, 616 heads, and 203 nozzles. The Board clarified that it never had sued Divosta. The Board did have a claim with many items identified. The Board asked for reimbursement of 15,000 hit heads because the heads have defective seals. It was not possible, after hiring an irrigation engineer, to determine if the operation of the irrigation system is not adequate since it is a commercial system. There were 21 homeowners present.

DETERMINATION OF QURUOM:

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

CALL TO ORDER: The meeting was called to order by Allen Salowe at 6:30.

HURRICANE SPECIAL ASSESSMENT:

The full cost of the hurricane special assessment is \$420.00 a unit to be billed with the second, third and fourth quarter statements. Mr. Watkins, 301 NH Blvd., wants to know when his bushes are being replaced. Robert explained that they will not be replaced until there is sufficient rain. Barry Coccoma wanted to know about insurance proceeds. Robert explained that insurance doesn't cover landscaping damage. It was also stressed that replacement materials may not necessarily be the same size as materials lost. A motion was made by Robert, Keith seconded for three payments. All Board members were in favor and the motion carried.

Allen called for a point of order to allow the guest speaker Bob Friedman running for Town Council to address the membership. Bob gave an overview of his work experience and reasons for wanting to run for Town Council. Equity issues were discussed and so were public and private roads. The election is March 8, 2005. Bob asked that everyone please vote and bring your neighbor.

MINUTES:

After a minor correction a motion was made by Tom to approve the correction, Mark seconded the minutes and the motion carried. The Board approved placing the final minutes on the web site. The unapproved minutes need to be posted in a timely manner in each clubhouse.

FINANCIALS

Keith reviewed the January 2005 financials. He is researching money market rates and will forward same to the Directors by e-mail.

MANAGEMENT COMPANY REPORT:

Beth reviewed the Action item list that was developed to track the ongoing projects. Robert made a motion to fund the 45 benches from the \$10,000.00 from Regions and the part of the Divosta money. Tom seconded the motion. The motion carried four to one with Mark opposed.

The Board of Directors will not authorize additional irrigation hours at this time.

COMMITTEE REPORT:

ACC: No report.

DEVELOPMENT ACTIVITY REPORT: Greenwich: no building permits have been issued. Some land preparation is underway.

LANDSCAPE COMMITTEE: No report

CRIME WATCH: No report

HOSPITALITY: A spring party is on tap for a Saturday 3-6 pm. No date was announced.

APPEALS: No meeting

FINANCE COMMITTEE: No report

OLD BUSINESS:

PAINTING CONSULTANT PROPOSAL: The proposal was reviewed and it was determined that all of the services are not needed at this time. Beth will confirm that the pricing for each item is a la carte and that the Association will pick which services they need from the proposal.

SIDEWALK LIFTING PROPOSAL: Two sidewalk proposals were submitted. It appears that they are from the same company under different names at the same location with different prices. Beth will research to determine what the facts are.

NEW BUSINESS:

CLUBHOUSE ROOF PROPOSALS: No Action taken Tom will give Beth another contractor's name from Ohio that is coming down to Florida.

ACC – FENCE – DESIGN: The fence located on Sycamore is not approved by the ACC or the Board of Directors and needs to be removed.

OTHER:

Common areas on Marlberry East side have still not been mulched behind the homes. The landscaping contractor will again be asked to expedite this request.

The Board discussed authorizing a fund of two dollars per door for the Abacoa Coalition to have an attorney review the road issues.

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