

NEW HAVEN AT ABACOA HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS OF DIRECTORS MEETING
MONDAY JANUARY 10, 2005
LOCATION: SOUTH (7B) COMMUNITY CENTER
MEETING MINUTES

OPEN FORUM FOR NON-AGENDA ITEMS

It was determined a quorum was present. Board of Directors members present was Allen Salowe, Keith Ennis, Tom Osborne, Mark Ciarfella, and Robert Sendler. Also present Steve Inglis (President) and Christine Di Renzo representing Bristol Management Services, Inc.

Allen Salowe called meeting to order at 6:30PM.

MINUTES:

Keith Ennis made a motion to accept the December 2004 meeting minutes with changes and corrections made. Motion second by Robert Sendler. Motion passed all in favor.

FINANCIALS:

Keith Ennis provided an overview of the December financials, specifically discussing a special assessment, which would cover the major items within the budget such as the increase in insurance cost and landscape replacement. The special assessment will be in the amount of \$420.00 per unit owner. It was discussed that the homeowners would have three quarters (until the end of the year) to pay the assessment amount. Robert Sendler made the motion to approve the special assessment amount of \$420.00 payable over the next three quarters. Motion Second by Keith Ennis. Motion passed all in favor. Keith volunteered to draft a letter to the homeowners regarding the details of the special assessment. It was requested that the landscape replacement plan be in place within 45 days of this meeting.

Robert Sendler requested that a breakdown of the phone line charges be provided Due to the high dollar amount shown monthly on the billing and maybe integrating an alternative phone company or changing the phone line within the clubhouse to an Emergency phone line. Keith made a motion to accept the financial report. Motion second by Mark Ciarfella. Motion passed all in favor.

MANAGEMENT COMPANY REPORT:

Christine Di Renzo gave a brief report. All the irrigation work orders are completed at this time there are 13 open work orders for landscape and 1 for FPL. Within the next 30 days we will be focusing on the miscellaneous repairs throughout the community for completion. Tony, maintenance man is currently working 32 hours on irrigation and dog stations.

COMMITTEE REPORT:

ACC : Mark Ciarfella did have a report to provide. Keith Ennis reported that a home on Sweet Bay Circle still has their door painted the wrong color. Allen Salowe will follow up and advise Bristol of the address.

Development Activity Report: Mark Ciarfella provided a brief report that was written in the Palm Beach Post regarding the new Scripps plan that would effect the Abacoa Community, specifically the a proposal to occupy the parcel next to Osceola Woods with multi level building structures.

Landscape: There are several posts within the fence at the entranceway features that need to be reinstalled.

Crime Watch: Allen Salowe explained the incident of a white male approximately 5'10" long white hair and his age seemed to be in his mid 50's driving a green four door Honda with Florida plate H27-YJO removing mail from the trash and recycling bins within the mailroom within the South Community Center. The Jupiter police were notified and a report was taken, case number 04-038150. The Board of Directors is requesting that the vehicle tag is run for information.

Hospitality: Nothing was reported.

Appeals: The appeals committee reported that only one of the violators appeared before the committee, Melehan regarding his vehicle being considered a truck and not a car. Mr. Melehan brought the vehicle to the meeting and showed them the details of the vehicle. The Committee rendered a decision that the vehicle is not considered a truck because it does not have a flat bed. Keith Ennis and Mark Ciarfella disagree and believe that the vehicle does fall under the description of a truck. They would also like to request that the formal procedure be revised in order to include that the violator goes to litigation to enforce the fines installed by the committee.

Finance: Finance committee reported that the financials are in good condition.

OLD BUSINESS:

Special Assessment Amount: Please refer to the earlier discussion under the financial report. The special assessment amount would cover the major items within the budget such as the increase in insurance cost and landscape replacement. The special assessment will be in the amount of \$420.00 per unit owner.

Attorney Letter For Mediation: Robert Sendler will review the letter once it is provided.

BOARD OF DIRECTORS OF DIRECTORS Procedure - following Vehicle Notification: After tagging a vehicle and installing a fine, allow the Association to tow the vehicle(s) on Private Roadways and unidentified vehicles tags also to be towed on Private Roadways.

Sidewalk Repair Update: The Board of Directors reviewed a proposal provided by Craig Tart for repairs in the amount of \$12,000.00. The Board of Directors has requested for another bid to be obtained and reviewed. Also the additional proposal as well as Craig Tart's proposal needs to indicate the Private Roadways VS Private Roadways.

Painting Update: Bob Cusomano is out of town at the present time and will send the proposal when completed.

NEW BUSINESS:

Annual Meeting Date – Nominations – Mailing: The Board of Directors would like for a third party to count the votes during the Annual Meeting. The Annual Meeting date is confirmed for Tuesday March 15, 2005 at 7:00PM located at the Beacon Cove Intermediate School cafeteria. The first mailing will include the intent to run form mailed on 1/14/05 stating the deadline for interviews 1/24/05. The interviews will then be conducted between 1/24/05 thru 2/11/05. The Second mailing with the limited proxy will be mailed by 2/11/05. Therefore the Committee will need to select the candidates by 2/07/05. The nominating committee will follow the same procedures as the prior year 2004.

Hurricane Restoration – Inspection – Replacement Material: There is a concern with the amount of water that will be received at the time of the installation. There will be a walkthrough conducted to document the material that is needed for replacement.

Special Assessment – Payment Procedures: Please refer to Old Business regarding the Special Assessment.

Security Mailroom: Please refer to Crime Watch committee report.

Playground Committee: No report available.

Other: There are major concerns regarding the irrigation system. There is a problem with the 7B point of connection and phone line. The Board of Directors approved until Friday to have the problem resolved and Bellsouth connecting the line or have Treasure Coast come in to make the repairs.

With no further business before the Board of Directors Mark Ciarfella made a motion to adjourn the meeting. Keith Ennis second the motion. The meeting was adjourned at 8:30PM.