

CHARLESTON COURT AT ABACOA HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
Wednesday – April 20, 2005 -- 7:00 P.M.
Location: Tuscany at Abacoa Community Center

A meeting of the Board of Directors of the **CHARLESTON COURT AT ABACOA HOMEOWNERS ASSOCIATION, INC.** was held in the Tuscany at Abacoa Community Center, Jupiter, Florida at 7:00 p.m. on Wednesday, April 20, 2005.

The following were present:

Lynne Hoffman, President
Peter Canavan, Vice President
Paul Christopher, Secretary
James Hotchkiss, Treasurer
William Maer, Secretary
Diane Lea Phillips, LCAM, CPM Bristol Management

Lynne Hoffman, by virtue of her office, called the meeting to order at 7:15 p.m. and noted a notice of the meeting was duly given and a quorum was available.

MINUTES

A motion was made, seconded and unanimously approved by Board of Directors minutes of January 19, 2005 and February 16, 2005.

FINANCIAL REPORT

There was a motion to accept the March 2005 financials. It was seconded and unanimously approved.

MANAGEMENT REPORT

1. Resale Report -- 01/01/04 – 02/14/05 – Was reviewed by the Board and it was requested that Bristol include the "Sales" price in the report. However, the software does not allow for this type of input at this time. James Hotchkiss volunteered to try to get this information for the next meeting.
2. Park Benches – The benches have been delivered and we have received one bid for installation and we are to obtain further bids. There was a motion to pay a not to exceed price of \$110/bench which was seconded and unanimously approved. It was also suggested that the benches being removed be donated to various Jupiter groups that may have a need.
3. Irrigation – Hoover Pumpage Report – 01/01/05 thru 04/11/05 – James Hotchkiss explained the system monitors irrigation flow from Encon to the property to the new Board of Directors. It was noted that an electrical cut by the property across the street from Charleston Court caused the system to be off for three days.

4. Violations Report -- January – February 14, 2005 by street – The Board approved the continued adherence to the violations and felt that it helps the value of their property to make sure that the rules are enforced.
5. Roof Proposal and Assessments – Graboski Roofing has repaired the leaks and reviewed each building for shingle replacements. Bristol Management received the roof shingle replacement proposals and made a report which was mailed to all owners with their proportionate share of the roof repair assessments.
6. Gutter Repairs – We are finding that we are not getting any response for the gutter repairs that were previously the obligation of DiVosta for defects in the installation. There was a motion, seconded and unanimously approved to have the Association do a one time only repair due to the discrepancy between the DiVosta obligation and the two hurricanes not to exceed \$2,000. This work will be done only on the gutters that were reported on the survey that was done from the February 28, 2005 letter to the owners..

OLD BUSINESS

1. Landscaping

A. **Symmetry is not always necessary** regarding the replacement of trees.

- a. Taking out a healthy plant (even though 90% of that kind of tree was blown down in the hurricanes) is an unnecessary expense just to achieve symmetry in the plantings
- b. Putting in a tree that has not done well is just going to be more expensive in the long run. It would be better to replace it with a hardier tree (i.e. palm).

B **Leave plants in a more natural form.** Diane suggested that the type of plants found in front of townhouses be allowed to grow to a more natural form.

The benefits would be

- a. A better appearance
- b. Less time spent pruning
- c. Less noise from the gas powered hedge trimmer.

The meeting was adjourned at 8:50 p.m.

Respectively Submitted,

Diane Lea Phillips, LCAM, CPM
For and on behalf of the
Charleston Court at Abacoa
Homeowners Association, Inc.