

**ANTIGUA @ TOWN CENTER HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING**

THURSDAY – October 23, 2008 – 7:30 P.M.

Location: Antigua Clubhouse, 1500 Corbison Point Place, Jupiter, FL 33458

Board members present: Jim Castronovo, Jasey Campbell, Lee Worsham, Jeff Perlman and Jeff Singer. Liz Diaz representing Bristol Management was also present.

Jasey Campbell called the meeting to order at 6:40 p.m. and noted a notice of the meeting was duly given and a quorum was available.

Minutes:

- ❖ The minutes of the September 11, 2008 Board of Directors meeting were reviewed. A motion was made to approve the minutes as presented. The motion was seconded. Motion carried.

Financial Report:

- ❖ The September financials were provided to the Board of Directors and accepted as presented.
- ❖ A copy of the current delinquency report was provided to the Board for their review.
- ❖ The first draft of the 2009 budget was reviewed in great detail, discussed and changes were made. The formal Budget meeting is scheduled for Wednesday, December 03, 2008 at 6 p.m.

Manager Report:

- ❖ Liz provided the Board with an Architectural, Violation History and Work Order History Reports from 09/11/08 – 10/20/08. She also provides the Board with all action items that were tasked and its status.
- ❖ Liz provided the Board with a counter proposal from Town Center. The Board reviewed the counter proposal. A motion was made to accept the counter settlement agreement. The motion was seconded. Motion carried.
- ❖ Liz provided the Board with an update concerning the sponsors and plans for the wine & cheese event.

Committee Reports:

- ❖ Covenants Committee – A written report was provided to the Board. It was determined that until the Board can provide additional guidance concerning the committee's request on defining what is considered 'excessive' no violation letters will be sent. Liz requested that Jasey Campbell attend a violation inspection with Diane Mangold and herself.

OLD BUSINESS

Engineering Study:

- ❖ No report.

Rusty Columns:

- ❖ The Board agreed that Jim Castronovo's revised letter is to be sent to the properties that were identified with the rusty columns.

Community Rules & Regulations:

- ❖ After receiving and reviewing the proposed changes from Keith Backer, a motion was made to accept the proposed rules and regulations. The motion was seconded. Motion carried. Jim Castronovo agreed to make the necessary changes prior to the wine & cheese event. Copies of the rules and regulations will be available on the day of the event and will be mailed out to all property owners when the 2009 association assessment coupon books are sent.

NEW BUSINESS

Homeowner Requests:

- ❖ 1549 Meads Bay Lane had submitted a request to Liz asking that the board consider removing the oversized and leaning Tabebuia. Liz presented the Board with the option to replace the Tabebuia with a Silver Buttonwood tree. A motion was made to replace the Tabebuia with a Silver Buttonwood. The motion was seconded. Motion carried.

- ❖ 4154 St. Lukes Lane had submitted an email regarding the oils stains on their driveway to Liz for the Board to consider. The Board reviewed the email and will respond to Liz via email concerning their decision.

CPA Audit & Tax Return Proposals:

- ❖ Liz provided the Board with several proposals from different CPAs to consider. A motion was made to accept the proposal from Rene & Associates. The motion was seconded. Motion carried.

APOA – BOD Minutes from September 11, 2008:

- ❖ Liz provided the Board with a copy of the APOA's BOD meeting minutes for their review. No discussion was held.

St. Luke's Mews:

- ❖ Liz informed the Board that the sod in the mews had been severely damaged from power wheels, digging up of the lawn and other means of rough play. A motion was made to replace the damaged sod and to provide the residents of the four (4) buildings that surround the mews notification that any future damage will be billed to them. The motion was seconded. Motion carried.

By-Law Amendments:

- ❖ This item was postponed until further notice.

Mews & Carriage Lights:

- ❖ Discussion was held that not all the mews lights are 'warm pink'. A motion was made to convert all the 'cold blue' bulbs to the 'warm pink' bulbs. The motion was seconded. Motion carried.

OPEN DISCUSSION

- ❖ None

With no further business before the Board, a motion was made to adjourn the meeting at 8:44 p.m. The motion was seconded. Motion carried. The next Board meeting is scheduled for Wednesday, December 3, 2008 @ 6:00 p.m. in the Antigua Clubhouse.

Respectfully submitted,
Liz Diaz, LCAM, CMCA, AMS
For and on behalf of the Board of Directors