

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

THURSDAY – July 3, 2008 – 6:30 P.M.

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

Board members present: Jim Castronovo, Jeff Perlman, Jasey Campbell, Lee Worsham and Jeff Singer. Liz Diaz representing Bristol Management was also present. Guest present: Rory from Air Plus and Ronnie with Alpine Farms

Jasey Campbell called the meeting to order at 6:30 p.m. and noted a notice of the meeting was duly given and a quorum was available.

Minutes:

- ❖ The minutes of the May 29, 2008 Board of Directors meeting were reviewed. A motion was made a motion to approve the minutes with the noted changes. The motion was seconded. Motion carried.

Financial Report:

- ❖ The May financials were provided to the Board of Directors and accepted as presented.
- ❖ A motion was made to approve the new collection procedures. The motion was seconded. Motion carried.

Manager Report:

- ❖ Liz provided the Board with an Architectural, Violation History and Work Order History Reports from 05/29/08 – 06/23/08. She also provides the Board with all action items that were tasked and completed.
- ❖ Liz also provided the Board with a proposal for additional pool furniture. A motion was made to approve the additional furniture in the amount of \$2,459.32. The motion was seconded. Motion carried.
- ❖ Liz also provided the Board with a proposal to approve sealing all the flow switches in the amount of \$275. A motion was made to approve the proposal. The motion was seconded. Motion carried.

OLD BUSINESS

Town Center:

- ❖ Discussion was held concerning this matter.

Bee Removal:

- ❖ Ronnie with Alpine Farms provided the Board and homeowners present with an educational discussion was held concerning this matter.

Engineering Study:

- ❖ Paul Danforth was not able to attend the meeting. This item was postponed.

Community Rule Document:

- ❖ A motion was made to approve the drafted community rules pending Keith Backer's review. The motion was seconded. Motion carried.

Landscape Guidelines & Criteria Document:

- ❖ A motion was made to approve the drafted landscape guidelines & criteria. The motion was seconded. Motion carried.

HW Automation Contract:

- ❖ Liz Diaz provided the Board with an update regarding the meeting that was held with both HWA and Brothers Fire Protection. She also advised them on the new protocol.

Contract Renewal/Negotiation Process with Bristol Mgmt:

- ❖ This item has been postponed.

NEW BUSINESS

Gutters & Tile Roofs:

- ❖ This item has been postponed until the engineering report is obtained and discussed.

Other Engineering Emergencies:

- ❖ No discussion was held.

Re-Keying Common Locks w/Census Provision:

- ❖ It was requested that Liz provide the Board with a plan of action.

OPEN DISCUSSION

- ❖ A motion was made to hire an off duty police officers to enforce the parking concerns in the evenings and to patrol the community. The motion was seconded. Motion carried.
- ❖ A motion was made to reorganize the positions of President and Vice President. The motion was seconded. Motion carried.
- ❖ A motion was made to nominate Jasey Campbell as President and Jeff Singer as Vice President. The motion was seconded. Motion carried.

A motion was made to adjourn the meeting at 9:45 PM. The motion was seconded. Motion carried.

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