

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

WEDNESDAY – July 30, 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.

Jasey Campbell called the meeting to order at 6:50 p.m. and noted a notice of the meeting was duly given and a quorum was available.

Minutes:

- ❖ The minutes of the July 3, 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 June financials were provided to the Board of Directors and accepted as presented.

Manager Report:

- ❖ Liz provided the Board with an Architectural, Violation History and Work Order History Reports from 06/24/08 – 07/28/08. She also provides the Board with all action items that were tasked and completed.
- ❖ Liz also provided the Board with a proposal to conduct a one-time remove of the wasp nests around the buildings. A motion was made to approve the expense of \$5300 to remove all the wasp nests on the buildings. The motion was seconded. Motion carried.
- ❖ Liz also provided the Board with two (2) proposals for security guards. Discussion was held. It was requested that Liz contact Florida State Security Services and obtain a revised proposal not including a patrol vehicle with a 2 hour minimum instead of 4 hours.
- ❖ It was also requested that Liz ask Kauff's towing on suggestions to remedy the parking concerns at Antigua.

OLD BUSINESS

Town Center:

- ❖ A motion was made to proceed with the current process and the agreement is to be adjusted by the amount that Antigua collects. The motion was seconded. Motion carried.

Engineering Study:

- ❖ The Board was provided with a draft copy of the engineer report. A motion was made to accept the report as presented, subject to clarification of the attic ventilation issue previously raised. The motion was seconded. Motion carried.
- ❖ A motion was made to provide Keith Backer a copy of the engineer report and to proceed with issuing a 558 letter to the developer concerning the HOA issues listed on the report. The motion was seconded. Motion carried.
- ❖ A motion was made to secure or remove any dangerous gutters that are noticed. The motion was seconded. Motion carried.

Community Event:

- ❖ It was agreed that the wine and cheese event will be held on September 10, 2008 at 7:00 p.m. in the Antigua Clubhouse. That evening the Rules & Regulations, the Landscape Criteria and the re-keying procedures for the pool will be introduced to the membership.

NEW BUSINESS

Attorney Communication Procedures:

- ❖ It was discussed that Lee Worsham would be the liaison on behalf of the Board and that management would filter tasks assigned to the association attorney.

Weekly Management Meetings:

- ❖ Jasey Campbell reported and commented on the positive progression of the meetings between him and Liz Diaz.

OPEN DISCUSSION

- ❖ A Board workshop meeting has been scheduled for August 14, 2008 at 6:30 p.m. in the Antigua Clubhouse.
- ❖ A motion was made to adjourn the meeting at 8:45 PM. The motion was seconded. Motion carried.

Respectfully submitted,
Liz Diaz, LCAM

For and on behalf of the Board of Directors