



Antigua's Future 2009

Purpose - It is my intention to align our vision for Antigua and to develop a plan that will accomplish the scope for 2009.

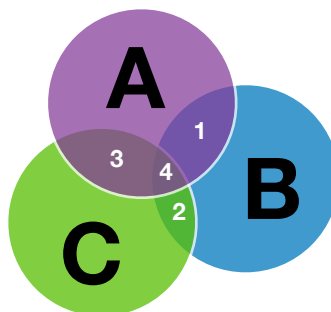
Scope

This is our opportunity to eclipse our ultimate goal which is to move this community into autopilot. Even though we have two major projects bound to absorb a good amount of our time we still need the drive to stay focused on wrapping up the items that will facilitate Bristol Management's task of moving Antigua into autopilot.

Actions:

A. Major Projects	B. Board Direction	C. Membership Continuity
Pressure cleaning and painting	Define board expectations for community and business	Go Green - Email communication to membership and develop website
Gutter replacement and possible lawsuit	Continual Property Improvement	Continue to bring our membership together

The illustration below should symbolize our focus for 2009. We have 3 major areas to tackle but they all must overlap with evenly distributed dedication and effort.



- The gutters on our property have proven to be deficient. Regardless to the outcome of seeking relief from the developer we must formulate a plan to address this deficiency. It has been estimated that a complete replacement of the gutters will be about \$300,000. To do a complete property repair (not replacement) we were quoted \$150,000.

Actions: B. Board Direction

- The most important board action item this upcoming year is, in detail, to define the board's expectation on items such as complaints, violations, curb appeal, Liz Diaz's role, Diane Mangold's role, and the foresight we expect Bristol Management to practice. We also must analyze our business functions for improvements.
- It is our responsibility to layout an overall goal that details what direction we want Antigua to move towards. Examples: landscape improvements, visual improvements, making sure our Antigua signs are freshly painted, developing marketing strategies to expose our neighborhood.

Actions: Membership Continuity

- We spend a lot of money on printing and postage knowing that the majority of the mailings to membership end up in the garbage. It is my goal to transform the way Bristol Management communicates with our membership and how we as a board can get a message out to Antigua without the burden of printing, stuffing, and stamping. This is a cost and a responsibility we cannot afford to ignore.
- I think we all agree our Wine and Cheese event was a success. Finances permitting, I would like to see having this event quarterly and naming the event according to the season it falls in such as The Winter Wine and Cheese Party at Antigua or Antigua's Spring Wine and Cheese Gathering. Moreover, I like a committee formed to focus on creating ideas that will assist in developing camaraderie in Antigua. As an example, a kids club, mothers club, dog club, movie night, Antigua Pool Party, Book club, Christmas wrapping for the community, field trips, etc. Newsletters are included in this category as well.

There are many other items that we all would like addressed in 2009. These items will all be assembled in a task list and the entire board will work on prioritizing this list together. I look forward to the feedback from everyone on this.