

**ANTIGUA @ TOWN CENTER HOMEOWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
WEDNESDAY – JUNE 3, 2009- 6:30 P.M.**

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

- 1- Board members present: Jasey Campbell, Jeff Singer, Jim Castronovo, Jeff Perlman, Lee Worsham, Maggie Negron & Susan Queen representing Bristol Management were also present.
- 2- Jasey Campbell called the meeting to order at 7:30 P.M. And noted a notice of the meeting was duly given and a quorum was available.
- 3- Minutes:
  - The minutes of the April 2, 2009 Board of Directors meeting were reviewed. A motion was made to approve the minutes with the noted changes. The motion was seconded. Motion carried.
  - The Board voted to postpone the approval of the Legal workshop minutes from May 13, 2009 till the next board meeting, pending further review.
- 4- GUEST SPEAKER:
  - Vila-N-Son Landscaping, Representatives Rod MarQueardt and Tom Spinno , were postponed until the next board meeting, giving the board ample time to prepare questions.
- 5- FINANCIAL REPORT:

A-The April financials were provided to the Board of Directors and accepted except for a concern with a \$ 25,000.00 invoice from HW Automation. Maggie will email the board on the break down of the repairs.

B- The Antigua HOA currently has a 20% delinquency rate.

C- The board will review the Keith Backer report on there leisure. All future Collection reports from Keith Backer will be emailed to the board once a month.
- 6- MANAGERS REPORT:

A- Maggie Negron provided the Board with an architectural , violation history And work order history reports. She informed the board of all the action items that had been accomplished and the items that are in progress.

- Irrigation issue: Antigua received a letter from the Town of Jupiter letting us know that our usage of potable water was too high, It came to the HOA attention that the Antigua green and area around the club house and pool are irrigated by potable water, per treasure coast irrigation. This is against the Abacoa policies that states 97% of Abacoa is recyclable water. I have obtained the irrigation drawing from the APOA and gave them to Treasure Coast Irrigation to come up with a proposal for the cross over of the pipes from potable water to IQ water. The cost to locate the cross over would be \$ 50.00 dollars an hour not to exceed \$1000.00 with out prior approval. The cost to connect the crossover will be \$1200.00 dollars. This pricing does not include the cost of converting the controller to operate off the central control, Maxicom system. We can wait on this upgrade for a little while.

Shed: Zoning has approved the site plan for the shed with one requirement that Portocarpus hedges be placed all the way around the shed to help with camouflage. The Building Dept application permit is being submitted tomorrow.

B- Proposals:

- Jasey Campbell motioned to have Palm Tree's and Oak tree's trimmed By Vila – N-Son for \$ 10,055.00. Lee Worsham 2<sup>nd</sup> the motion, motion carried. Maggie Negron is to schedule a regular cutting of the trees for twice a year and present to the board for approval in the future.
- Jasey Campbell motioned to replace the dead sable palm located at 4354 W. Main St. , Lee Worsham 2<sup>nd</sup> the motion, motion carried.
- Board approved the repair of the stucco in front of various units by Air Plus, as long as cost stays under \$500.00 dollars.
- Jasey Campbell motioned to approve the amount of \$ 1.600.00 for the purchase of a copier for our Antigua Business office in addition giving the responsibility to Maggie Negron to pick a suitable model. Lee Worsham 2<sup>nd</sup> the motion, motion carried. Board also has requested of Maggie that all print job go to Kinko's.
- Replacement for emergency lighting in clubhouse, Jasey Campbell motioned to approve \$ 592.00 for replacement of 7 emergency lighting units, Lee Worsham 2<sup>nd</sup> the motion, motion carried.

7- **COMMITTEE REPORTS:**

A- Covenants Committee: The chairmen of the committee, Gary Budnik resigned as of June 2, 2009. Maggie Negron presented the board with the Minutes from the Covenants meeting on May 20' 2009. Three properties were sited for non compliance of rules and regulations pertaining to trash receptacles. The Covenants committee decided to fine these properties with the minimum fine of \$ 50.00 per day.

B- ARC Committee: One application was submitted for the residence of 1558 Corbison Point Place for Mr.& Mrs. McCullough. Jasey Campbell motioned

to approve the white lattice on the balcony of this residence, Jeff Perlman 2<sup>nd</sup> the motion, motion carried.

C- Main Street Committee: no report / no update / no formation.

8- **OLD BUSINESS:**

A- Exterior Roof Repairs- no discussion tonight.

B- Major Projects

- Gutters: Jasey motioned to have Keith Backer send the 558 letter to the Builder of Abacoa, Lee Worsham 2<sup>nd</sup> the motion, Motion carried.
- Line of Credit: Jeff Perlman discussed with the board that with the Memberships delinquency rate of 20%, the bank will not give the Association a line of credit. Board states they will work on ways to bring down the delinquency rate and try again.
- Painting: Maggie Negrón submitted 7 proposals for the board to consider for our painting project, the board plans a painting workshop for June 18, 2009 @ 6:30pm at the clubhouse.
- Town Center Payments: Keith Backer is being emailed all the figures and explanation by Kathy Karmazin the comptroller for Bristol Management so that he can write a letter of explanation to Town Center of what the Board is willing to pay.
- No discussion on the Antigua Green signs
- No discussion on the Bristol Management contract / rewording.

9. **NEW BUSINESS:**

- A. Re keying of the pool gates and cabanas will take place on July 10, 2009. Distribution of the new keys and acceptance of new updated owner/lessee Information will start at 1pm to 5pm on July 10 and 9am to 12noon on July 11, 2009. The board agreed to waive all application fees from June 10 to July 11, 2009, so that management can update our data base.
- B. The board had a Discussion pertaining to the covenant ( 9.2.10) from the Town of Abacoa Master Association Documents, stating that members can not have anything hanging on railings. The board decided to have Members submit an ARC application for the board to review if there were any objections.
- C. Jeff Perlman motioned to accept the sale of 4226 West Main Street , And to let the Landscaping and decking be grandfathered in and deal with this issue when it comes up with the new owner. Jasey Campbell 2<sup>nd</sup> the motion, motion carried.

Jasey Campbell motioned, with no further business before the board, to adjourn The meeting at 10:30 P.M. The motion was seconded. Motion carried. The next Board meeting will be on June 18, 2009 @ 6:30pm @ club house. To address, the Painting proposals.