

**ANTIGUA @ TOWN CENTER HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
THURSDAY JULY 16, 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 6:30 P.M. And noted a notice of the meeting was duly given and a quorum was available.
- 3- **Minutes:**
 - The minutes of the June 3, 2009 Board of Directors meeting were reviewed. A motion was made to approve the minutes with a noted change of adding a line for Signature of the Secretary accepting the minutes as approved. The motion was seconded. motion carried.
 - The Board motioned to table the approval of the Legal workshop minutes from May 13, 2009 till the next board meeting, pending further review, motion seconded, and motion carried.
- 4- **GUEST SPEAKER:**
 - Steve Warsche' from Coastal Painting spoke on his proposal for the Antigua Painting project.
- 5- **FINANCIAL REPORT:**
 - A-The June financials were provided to the Board of Directors and the board motioned to accept, motion seconded, motion carried.
 - B- The Antigua HOA currently has a 25-30% overall delinquency rate, but much Of this is arrearage limited to the last 30 days. Still the core rate, arrearages 60+ days, is approaching 20%. During the first half of 2009, the total Uncollected funds have risen from \$109,000 to \$149,000. At this rate, \$80,000, or approximately 10% of anticipated revenues, will not have been Collected by the end of 2009.
 - C- The board will review the Keith Backer report on there leisure. Report emailed to all board members. .
 - D- Board discussed disbursement errors concerning HWA, Town center payment. Board would like to set up a meeting with HWA to discuss the procedures, repairs and authorizations.
 - E- Board motioned to set up procedures in writing for Encumbrances Authorization vs. Payment authorization in our next meeting, motion Seconded, motion carried.
- 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.

- A motion was made to accept the Proposal from Air Plus for the new AC compressor replacement for the Clubhouse for the Amount of \$1,250.00. Motion seconded, motion carried.

7- **MAJOR PROJECTS:**

- Painting- Details of the painting process, was gone over in depth with our guest speaker from Coastal Painting.
- Roof Cleaning : The board requested Steve Warsche' from Coastal Painting to put together a proposal for roof cleaning.
- The Board motioned to give Maggie Negron the responsibility of going over the Bristol Management contract and updating it to Antigua's needs, Motion seconded, motion carried.

8- **COMMITTEE REPORTS:**

- No Covenants committee meetings were scheduled due to lack of a member.
- Nancy Hunter informed the board of her resignation from the Covenants Committee effective July 1, 2009. The board is looking to fill this position.
- The ARC committee approved the application for Accordion shutters for 4159 Maya Cay. The Application for 1558 Corbison Point Place, the hanging flower pots on the railing of the balcony was approved by default. Due to the 30 day compliance clause in our docs.

9- **OLD BUSINESS:**

- Vila-N-Son Landscaping was given a 30 day grace period to shape up or the board would consider putting the job out to Bid.
- Town Center Master Payment resolution: The board motioned not to pay the Payment till October 1, 2009 when the renewal of the agreement comes up, motion seconded, motion carried.
- Abacoa Assembly- a discussion was held that the board collectively did not approve the holding of the payment to the Assembly. A motion was made to pay the Assembly the total of what we owe them for the third quarter, a total of \$4,810.98.
During the discussion concerning the Abacoa Assembly check and the HWA Check, Jeff Perlman Treasurer relinquished his position as treasurer. A motion was made to remove Jeff Perlman as Treasurer, Motion seconded and motion carried. A motioned was made to appoint Jim Castronovo as the new treasurer, motion was seconded and motion carried.

- Violation fining, Board wants to ask Keith Becker Esq. Can we recoup legal cost in pursuing violation fines?

Open floor to Resident owner questions;

- There is a concern over owners who are not taking care of the Bee problems in there roofs. A motion was made for the HOA to do self help and call in Alpine farms Bee removal, motion seconded motion carried.
- Another concern was one unit has been getting Palm Rats in there roof from the palm tree to close to his unit. Vila-n-Son will be asked to come and trim the Palm Tree completely away from the unit. And the board will do some research on the matter.

Adjournment:

With no further business at hand, Jasey Campbell called the meeting to a close at 9:05 PM.

Approval of Minutes _____ Lee Worsham, Secretary.