

ANTIGUA @ TOWN CENTER HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

THURSDAY December 10, 2009- 6:30 P.M.

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

- 1- Board members present: Jasey Campbell-President, Jeff Singer- vice president, Jeff Perlman-Director, Lee Worsham- secretary, Jim Castronovo-Treasurer, Maggie Negron representing Bristol Management was also present.
- 2- The meeting called to order at 6:35 P.M. And noted, a notice of the meeting was duly given and a quorum was available.

3- **ORGANIZATIONAL MEETING OF THE BOARD:**

Motion was made to keep all the positions of the Board the same as last year. motion seconded, motion carried.

- Jasey Campbell President
- Jeff Singer Vice President
- Lee Worsham Secretary
- Jim Castronovo Treasurer
- Jeff Perlman Director

4- **MINUTES:**

- The minutes of the November 12, 2009 Board of Directors meeting were reviewed. A motion was made to approve the minutes with noted changes, motion seconded, motion carried.
- Legal Minutes of May 13, 2009 will be reviewed and additional notes taken by the secretary will be integrated and presented to the board for approval.
- The minutes of December 3, 2009, representing the 2010 Budget meeting were reviewed and a motion was made to approve with noted changes, motion seconded and motion carried.

5. **FINANCIAL REPORT:**

- Keith Backer Report will be distributed on a quarter basis to the Board Director
- Financials were lightly touched upon considering the board had just reviewed and approved the 2010 budget.

6. **MANAGERS REPORT:**

Proposals:

- a) Broken drain line in club house: The board was informed that 1 proposal has been received from Black Diamond contractor for the repair work. Manager will obtain additional bids for the board's consideration.
- b) Security lights for the pool area: The board was presented with 2 bids for the installation of security lights at the pool area from Bill Gilbert Electric and Mr. Electric. Motion was made to wait a month and see if the security lights are still necessary. Motion seconded, motion carried.
- c) Replacement of Gold Mound Duranta located in the Antigua Green: A motion was made to replace the dead and or missing plants in the Antigua Green for the cost of \$105.00 dollars plus tax. Work to be done by Vila-N-Son. Motion seconded, motion carried. Expense to be put toward line item for replacement landscaping.

Updates on community:

- Maggie Negron updated the board on Violations, Work orders. & new leases and rentals in the community, and also on the progress of all projects.

7. **COMMITTEE REPORTS:**

- A covenants committee meeting was not scheduled due to conflict of scheduling.
- One ARC application was received & approved this month, for a satellite dish installation.

8. **OLD BUSINESS**

- Jim C. attended the Town Center meeting and questioned how come the budget for legal fees was being raised. Jim requested a copy of the general ledger for 2008.
Jeff P. met with attorney Keith Becker to discuss Town center, Keith advised the board that Town Center can raise the fees anytime they need to even in mid year. Keith Becker is concerned why Town center is buffering the budget for legal fees at \$25,000 dollars when they only spent \$2,000 dollars. Town center has hired a CPA by the name of Jerry Leahey to clean up the books, Jasey and Jim would like to try and talk with Town center and the new CPA to see if they will lower the attorney fees to a more reasonable figure closer to what there actual expenditure was for 2008.

- Motion was made to with hold all non routine bills for payment from HW Automation, motion seconded, motion carried.
- A motion was made to increase the previously approved amount of \$2,600.00 for Annual sprinkler inspection / back flow testing to \$3,300.00. Motion seconded, motion carried.
- A motion was made to table the signing of the loan documents, motion seconded, motion carried.
- Motion made to send Gil Weisman a response letter in reference to the White Foot Ants. Motion seconded, motion carried. Maggie will draft letter and Lee Worsham will tweak before we mail out.
- Motion to have attorney Tracy White draft a letter to Karen Chesley on the board's decision concerning the neighbor to neighbor dispute. Motion seconded, motion carried.

9. **NEW BUSINESS:**

- Jeff P. will compare the association's present insurance policy with the new Bristol Advantage insurance quote from Tequesta insurance company. The board has till March 30th to decide to switch insurance companies.
- Board was informed via the Fire Inspector Jamie Love, that the corded Tamper switches on the fire monitoring equipment can be substituted with a chain and pad lock to prevent tampering. Fire Inspector gave copy of fire prevention code were the chain and pad lock are an alternative to the costly corded tamper switch. No decision at this time by board to proceed with changing out the corded tamper switches.
- A motion was made to keep all Board meetings at a maximum of 2 hours in length. Motion was seconded, motion carried.
- A motion was made to have Jim C. article put on the Antigua web site for a cost of \$25.00 dollars. Motion seconded, motion carried.

TASKS:.

- Maggie:
1. Draft letter to Gil Weisman on white footed ants.
 2. Pull all acct payable invoices for the years of 2005 thru 2009
 3. Find out what contractor installed video surveillance camera in club house and have them explain how to work the system/
Possibly have them attend a board meeting to explain to board how to us the system.
- Lee W.
1. Lee will integrate his legal notes with Maggie's draft of the legal minutes.
 2. Review drafted letter to Gil Weisman before mailing.
- Jim C.
1. Jim C. will put all payable invoices for the years of 2005 thru 2009 into a spread sheet.

Jeff P 1. Compare present insurance policy with the new Bristol Advantage proposal from Tequesta insurance agency.

Next Board of Directors Meeting will be held on January 21, 2010.

With no further business at hand Jasey Campbell the President, adjourned the meeting at 9:51pm.

Approval of Minutes _____ Lee Worsham, Secretary.