

**ANTIGUA @ TOWN CENTER HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
THURSDAY AUGUST 12, 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, Jim Castronovo-Treasurer, Jeff Perlman-Director, Maggie Negron representing Bristol Management were also present, Lee Worsham, was not here.
- 2- The meeting called to order at 6:34 P.M. And noted, a notice of the meeting was duly given and a quorum was available.
- 3- **MINUTES:**
The minutes of the July 16, 2009 & July 30, 2009 Board of Directors meeting were reviewed. A motion was made to approve the minutes, motion seconded, motion carried.
- 4- **FINANCIAL REPORT:**
 - The Treasure and the Director will work together to review the reserve Schedule to make sure that we can work with the payment schedule that Coastal Painting has outlined, for the painting project.
 - Current delinquency is at \$ 156,000.00
 - Collection update report by Keith Backer Attorney at law is reviewed by each board member on their own time. Report was emailed to all board members.
 - The board would like for Kathy Karmazin from Bristol Management to try and get a line of credit for Antigua's HOA.
5. **MANAGERS REPORT:**
Updates were given to the board concerning the tree trimming, work orders, violations, and daily upkeep of the community.
6. **COMMITTEE REPORTS:**
 - No report on the Conventions committee
 - No ARC applications presented.
7. **OLD BUSINESS**
 - The Board of Directors accepted the contract with Coastal Painting at a price of \$399,950.00. The contract will be looked over by an Attorney before the job commences. Prep of the houses will start the 3rd or 4th week of August.
 - Roof Cleaning Contract was accepted at a price of \$28,600.00. This will commence September, 2009.
 - Meeting with HWA and the Tech has been unsuccessful; we will try for the next board meeting.

- Guest speaker from American Security Alarm Systems. David Sampson, spoke to the board about there company and spoke of ways that there company could save the HOA money on the reduction of phone lines, & maintenance costs. Board would like for another Fire Company to do a presentation. Maggie The property manager will try and arrange for someone like Honey Well or Brinks to come and speak. The Treasurer and Director will do an Analysis of HWA and American Security Alarm Systems contracts. The Board wants to set up a conference call with our Attorney to talk with him regarding the HWA contract and ways of possibly getting out of it.
- Residents from the Cup Coy Mews area are very concerned with the Honey Bee situation. They would like for the board to take action on one unit owner who does not seem to be taking the situation seriously, after many notices were given and ignored. The Board of Directors decided to initiate removal of the bees, and then access the owner for the charges. Alpine Farms will be called to investigate what needs to be done and get it done.

8. **NEW BUSINESS:**

- Spring Classic 10K Road Race: The Board of Directors was informed that the Stadium will be sponsoring another 10K race March 6, 2010. The Board of Directors gave permission to Maggie Negron to sign off on the acknowledgement letter from the Town of Jupiter stating the board is aware of the race coming through Antigua.
- The board wants to set up a conference call during our next board meeting with our attorney to discuss the possible eviction of renters who rent from owners that are seriously delinquent in HOA dues. And possibly discuss the option of collecting rent for the past due HOA fees from the tenants.

TASKS:

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| Maggie Negron | 1. Set up conference call with Keith Backer to discuss HW Automation contract for next BOD meeting. |
| | 2. Set up meeting with HW Automation and Tech Angel Morales to meet with the board. |
| | 3. Call Alpine Farms to take care of unit on Scilly Cay |
| Jim and Jeff P | 4. Review reserve schedule for painting project. |
| | 5. Analysis of HWA and American Security Alarms Systems |
| Jasey | 6. Contact new attorney and have her review painting contract. |
| Kathy Karmazin | 7. Contact banks to negotiate a line of credit. |
| Lee Worsham | 8. Review notes from Legal meeting so BOD can approve minute. |

With no further business at hand Jasey Campbell the president, Adjourned the meeting at 9:10pm.

Approval of Meetings _____ Lee Worsham, Secretary.