

**ANTIGUA @ TOWN CENTER HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
THURSDAY SEPTEMBER 17, 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. Maggie Negron representing Bristol Management was also present, , Jim Castronovo-Treasurer was not here.
- 2- The meeting called to order at 6:28 P.M. And noted, a notice of the meeting was duly given and a quorum was available.
- 3- **MINUTES:**
The minutes of the August 12, 2009 Board of Directors meeting were reviewed. A motion was made to approve the minutes with noted changes, motion seconded, motion carried.
4. **CONFERENCE CALL:** A conference call was conducted between the board of directors and Keith Backer, Lawyer for the HOA. Three concerns were discussed.
 1. HWA: The Board wanted to know the impact on the HOA if we were to cancel the contract with HWA. Keith will research if there are liquidated damages. He will also see if our contract allows for us to use HWA to monitor the fire systems and hire another company to do the repairs.
 2. EVICTION PROCEDURES: The board wanted to know if the HOA had the right to evict tenants of owners that did not go through the HOA process of approval for renting in addition to the owner being delinquent on there HOA dues. Keith Backer states that this power of eviction would have to be in our Documents and he believes that typically, documents don't have this kind of wording. Keith will research our Doc's to make sure what our rights are. Collection of the rent to pay off the delinquent HOA dues is not possible unless the HOA file a foreclosure on the unit.
 3. MONEY JUDGEMENT: A money judgment can be done on a unit owner that is walking away from the unit and we have a feeling that they have assets. Keith would conduct an asset search which would cost \$150-200.00 dollars. If the unit owner is still living in the unit our best solution is still foreclosure.
5. **FINANCIAL REPORT:**
 - The board would like to thank Jeff Perlman for making sure that the HOA received the \$170,000 from the original contributions that the builder collected from each new owner. This fund is what the HOA is using to start our painting project.
 - Reserves will be discussed in our Budget meeting, future painting.

- Collection update report by Keith Backer Attorney at law is reviewed by each board member on their leisure. Report was emailed to all board members.
- Bristol Management announced that they will be holding the current management and book keeping fees thru December 2010. They will be raising the copy charges by 1 cent per copy.

6. **MANAGERS REPORT:**

Proposals:

- a. A motion was made to accept the proposal for \$652.63 for a new pool Motor, motion seconded, motion carried
- b. A motion was made to accept the proposal from Jupiter Plumbing to have the Drain line in the women's bathroom at the clubhouse to be video inspected for problems. The cost would be \$250.00 dollars. Motion seconded, motion carried.
- c. A motion was made to accept the proposal from Bristol Management of \$280.00 for labor + supplies to repaint the Cabana bathrooms. Motion seconded, motion carried.

Updates on community: Updates were given to the Board on violations, Work orders, Painting project, and roof cleaning project. Parking issues,

7. **COMMITTEE REPORTS:**

- No report on the Covenants committee
- One ARC application was presented, and approved

8. **OLD BUISNESS**

- The board was updates on the progress of the painting project and how well Coastal Painting is doing.
- The board was updated on the progress of the roofing project. The cleaners are having a difficult time cleaning the white roofs, the tile has a glaze on them and it becomes very dangerous to be on that roof when the tile is wet making it impossible to stand safely. The roofers rented a big rig to go above the roof and spray the roof a side , this procedure will take longer as we have to wait 60-90 days for the chemicals to do there job of cleaning the roof.

9. **NEW BUISNESS**

- Budget workshop meeting will be Friday October 23, 2009 time TBD.
- Budget meeting and Annual meeting will be scheduled on the same day Thursday December 3, 2009.
- Board of Directors Meetings are as follows
 1. Thursday October 15, 2009 @ 6:30pm
 2. November meeting TBD

TASKS:

- Maggie
1. Ask Vila-N-Son Landscapers when they will be changing over to the Weekly mowing schedule.
 2. Talk with Steve Warsche' about Coastal fixing the columns and railing Issues.
 3. Ask Vila-N- Son to trim Tony's palm trees off the top of his roof.
 4. Have Air plus do a lighting check to include the FPL lights
 5. Email Jeff Perlman the names and address's of the new owners
 6. Get information from the Town of Jupiter and APOA about putting a Designated indentation on West Main Street for mail pickup parking.
 7. Post our painting information on our web site. Pdf of the Boards letter to the Membership, pdf of the Boards spreadsheet of how the BOD Figures it can pay for our painting project.
- Jasey C.
1. Arrange for Tracy White esq. to come to our next board meeting.

With no further business at hand Jasey Campbell the president, Adjourned the meeting at 8:45 P.M.

Approval of Meetings_____Lee Worsham, Secretary.