

**ANTIGUA @ TOWN CENTER HOMEOWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
THURSDAY OCTOBER 15, 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 & Susan Queen representing Bristol Management was also present.
- 2- The meeting called 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 September17, 2009 Board of Directors meeting were reviewed. A motion was made to approve the minutes with noted changes, motion seconded, motion carried.
- 4- **GUEST SPEAKER:** Tracey White Esq.  
Tracey White came and gave the Board a presentation of her law firm, Nason Yeager Gerson White & Lioce, P.A. A motion was made to have Tracey white work on the Gutter issue, motion seconded, and motion carried. A motion was made to have Tracey White take over the HW Automation issue, motion seconded and motion carried. Jasey will brief Mrs. White.
5. **FINANCIAL REPORT:**
  - September financials were presented in a power point presentation by Jim Castronovo, Treasurer. He showed the entire board exactly what our financial situation is, in a very through and easy to understand format. Thank you, Jim Castronovo for working so hard on this presentation.
  - Collection update report by Keith Backer Attorney at law is reviewed by each board member on there leisure. Report was emailed to all board members.
6. **MANAGERS REPORT:**  
**Proposals:**
  - a. Mulching: A motion was made to postpone the mulching scheduled for October 26, 2009 for a couple of months, motion seconded, and motion carried.
  - b. Report for the video inspection of the Drain for the Clubhouse was not received, no discussion.
  - c. Electrical for Golf cart shed. A motion was made to accept Mr. Electric's proposal of \$ 998.22 for the installation of the electrical to the shed. Motion seconded, motion carried.

- d. Royal palm replacement: A motion was made to remove and replace the Royal Palm on Corbison Point Place & Crocus Point, motion second, motion carried.
- e. Pest control for the buildings, Board decided that they could not take on pest control of the buildings at this time due to finances. Owner who is having a problem with the white footed ants will have to get together with his neighbors on his own and coordinate pest control.
- f. New engagement letter from Rene & Associates CPA: A motion was made to bid out for a new CPA firm because our present firm is going to raise the fees. Motion second, motion carried.
- g. Flood insurance for the clubhouse. The board wanted to thank Jeff Perlman for obtaining a bid for flood insurance, at the present time the board feels that flood insurance for the clubhouse is not something we can afford to take on.

Updates on community: Maggie Negron updated the board on Violations, Work orders, painting project and roof cleaning project. and Landscaping Projects,

7. **COMMITTEE REPORTS:**

- The Board motioned to appoint a new covenants committee member by the name of Cathy Conlon motion seconded and motion carried.
- No ARC applications were presented

8. **OLD BUSINESS**

- Loan Application for line of credit will be worked on during the Budget workshop.
- Budget workshop date has been set for October 23, 2009 @ 11am.
- Review of Annual Meeting paper work that will be sent out to the membership. Board would like the First notice of the annual meeting to go out the week of October 19.

9. **NEW BUSINESS:**

- HWA pricing: Maggie Negron has been in contact with Eric Zimmerman the CFO of HWA and has been in negotiations with the pricing of replacement parts for the fire alarms. HWA has given us a deal, were, If the board agrees to buy 10 or more Flow switches at a time then they can give us a price of \$ 150.00 dollars per switch, in addition HWA has talked with the other company that has to assist HWA in the replace of the switch and they have combined there labor for one flow switch to \$450.00 which would equal \$600.00 dollars per switch to replace –vs- \$879.00 that we previously paid.

**TASKS:**

- Kathy Karmazin - will obtain 3 bids for a new CPA
- Jasey Campbell - Will brief New Attorney Tracey white on the projects the board  
Wants for Tracey White to handle, example: HWA contact,  
Gutter Issue against the builder.
- Maggie Negron - Write up procedure for approving expenditures under \$1000.00.  
- prepare 1st letters to go out to the membership for the Annual Mtg.

With no further business at hand Jasey Campbell the president, Adjourned the meeting at 10:00 P.M.

Approval of Meetings \_\_\_\_\_ Lee Worsham, Secretary.