

# **MARTINIQUE HOMEOWNERS ASSOCIATION, INC.**

**Board of Directors Meeting  
Wednesday, July 18, 2007 – 6:00 P.M.  
Location: Martinique Clubhouse  
MINUTES**

**Determination of Quorum**- Robin Jordan, Dominic Santacaterina, and Mitch Barron were present and represented a quorum of the Board of Directors. James Hotchkiss from Bristol management was present and stated proper notice was provided for the meeting

**Call to Order**- Mitch called the meeting to order at 6:01pm

**Minutes**- Robin made a ***MOTION*** to accept the minutes from the June 19, 2007 Board meeting. Dominic seconded and ***the motion passed unanimously.***

**Financial Report**- The board reviewed the current financials and discussed variances in the income statement. It was agreed that the association was in good financial standing.

**Manager's Report**- Chad from Treasure Coast Irrigation had been invited and spoke on the current proposal from Hoover to upgrade the Flowguard Equipment. Chad recommending waiting to upgrade and further explained that a new technology is being tested in Cambridge at Abacoa. Chad promised to update the board in hopes the new system could better compliment the current Flowguard system at a lower cost. James updated the Board on Work Orders and Violations of CC&R's. James produced the recorded amendment to the association documents regarding truck parking within the community. It was agreed that a copy of the recorded amendment would be included in the 4<sup>th</sup> quarter mailing. Stop signs/street trees were discussed. James updated the Board as to the ongoing efforts to force Divosta to repair the items on Jupiter's punch list in relation to trees blocking road signs.

**Old Business**

1. Parking on West Community, Town of Jupiter and police department- James had been in contact with Doug Koenickie with the Town of Jupiter who has agreed to place the proper "no parking on this side of the street" signs in appropriate locations. Bristol has agreed to notice those owners affected by the installations.
2. Hoover Pump Proposal- it was agreed to table the discussion of Hoover system upgrade until Chad from Treasure Coast was able to update.

**New Business-**

1. Landscape Maintenance Bidding Process- it was agreed that James would be Mailing out the specifications as presented to the following vendors: CPM, Horizon, OneSource, Phoenix, Sago, Total Maintenance, Tropics North, Valleycrest.
2. Custom Home landscape maintenance- it was agreed that the proposal would reflect all 36 estate homes and then we would work to establish a proration and per unit increase as these homes are built.
3. Insurance quote- Mitch made a **MOTION** to accept the proposal from R.V. Johnson Insurance. Dominic seconded and **the motion passed unanimously.**

**Discussion-** a homeowner reported an issue in his backyard at 453 Caravelle near pool, a request for the POA's contact number, a request for North Palm Beach Improvement District, a report of damaged sidewalk just east of the pool entrance, a question about garage sales, pavers near bridge not installed, broken pavement near custom lot, and a possible newsletter was discussed.

**Adjournment-** Mitch made a **MOTION** to adjourn the meeting at 7:20, Dominic seconded and **the motion passed unanimously.**

Prepared by \_\_\_\_\_position\_\_\_\_\_

Approved by \_\_\_\_\_position\_\_\_\_\_