

MARTINIQUE HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Thursday, August 30, 2007 – 6:00 P.M.
Location: Martinique Clubhouse**

MINUTES

Determination of Quorum – Mitch Barron, Dominic Santacaterina, Robin Jordan, John Lynch, and David Webb were all present and represented a quorum. James Hotchkiss was present from Bristol Management and stated proper notice was given for the meeting.

Call to order- Mitch called the meeting to order at 6:06 p.m.

Minutes of July 18, 2007-Robin made a MOTION to accept the minutes as presented. Dominic seconded and the MOTION PASSED UNANIMOUSLY.

Financial Report- John Lynch stated the association was showing a favorable balance with the exception of the fertilization/pest control line item (6162). The Board asked James to investigate further to find the cause of the variance.

Engineer's Report-Mike Kinney from A.T. Designs engineering firm was present and updated the Board on several issues. Items discussed included the following: west community parking issues, "DO NOT ENTER" sign placement (Bellefontaine), drainage issue at West Community and Castries, core sample request by Board, and neighborhood lighting with specific attention to a comparison of "as built" to approved plan to identify possible deficiencies. The Board requested a meeting with Tim Marshall as soon as possible.

Manager's Report

1. Work Order report and Violation report.
2. Status of amendment recording- It was reported that the truck amendment had been approved and properly recorded. Copies would be made available to the membership.
3. Stop signs/street trees- It was reported that an all important email from the Town of Jupiter was delivered to Divosta stating the responsibility for the design deficiency of the sign/tree issue was theirs and would require satisfaction prior to permit close-out and turnover of R/W's to the Town.
4. "No parking this side of street" issue.- It was reported that Doug Koennicke needed the council of his immediate supervisor and that an answer would be received soon.

Old Business

1. Landscape Maintenance Bidding Process- Landscape Proposals were reviewed. The Board asked James to set up interviews with all 8 vendors under consideration.
2. Custom Home landscape maintenance- It was agreed that the lots which were originally cleared have not been properly maintained. The Board asked James to solve the problem.
3. Insurance quote- It was reported that the new insurance premium was agreed on and under effect.

New Business

1. Indian Creek Landscaping- The Board expressed disappointment on the way Indian Creek was left after the road expansion project. The Board asked James to set up a meeting with NPBID to review possible solutions.
2. Pool ground wire damage- It was agreed that individual homeowners were responsible to keep items (including ground wires, ornaments, hoses, etc.) out of areas maintained by the landscaper and that damage to those items were not the responsibility of the landscaper to repair.
3. Homeowner Complaints
4. Newsletter- The Board asked James to create a newsletter for the 4th quarter.
5. Backflow testing- It was reported that the annual backflow testing was conducted.
6. Feral Cats- It was reported that a problem existed at a particular home. John Lynch agreed to speak with the owner and reach a resolution.
7. Website- The Board reviewed a proposal to purchase a pre-existing website and decided it was not in the best interest of the association to accept.
8. Pool gate proposal- John made a MOTION to accept FenceCrafters proposal for \$1,800 to install a new and more sturdy pool gate as the current gates deficiencies were noted.
9. ACC chairperson- It was noted that Nidhi Pardue was the new Chair of the ACC committee.
10. Entertainment Schedule- The Board reviewed the proposed entertainment schedule and agreed that copies should be made available to Martinique homeowners.

Discussion- a homeowner requested the Board set a specific date and time for Board meetings. Mitch agreed and stated that Board meetings would be held the fourth Thursday of each month at 6:00 p.m. in the Martinique Clubhouse until otherwise noted.

Adjournment- Robin made a MOTION to adjourn the meeting at 7:48 p.m. Dominic seconded and THE MOTION PASSED UNANIMOUSLY.