



HOMEOWNERS ASSOCIATION, INC.

MINUTES

February 19, 2009 5:00pm

BOARD OF DIRECTORS/BUDGET MEETING

BRISTOL MANAGEMENT SERVICES, INC.

1930 COMMERCE LANE, JUPITER, FL 33458

Warren Schmidt by virtue of his office as President, called the meeting to order at 5:00 p.m. and noted that a notice of the meeting was duly given and that a quorum was present.

The following were present:

President – Warren Schmidt
Vice President – Jack Eberle
Sec/Treasurer - Susan Robinson
Bristol Management -- Vern Hetherington, LCAM

- Motion was made by Susan Robinson to Approve the Minutes of the February 9, 2009 Board Meeting as amended. Motion was Seconded by Jack Eberle. All Approved the Motion. The Motion Carried.
- Susan Robinson made the statement ;
Pursuant to Section 617 of the Florida Statutes, I would like to announce my intent to resign from my position as a member of the Board of Directors for the Old Trail Homeowners' Association. This resignation is submitted as I believe it is in the best interest of Old Trail to move forward with a clean, new slate of officers. I would like to participate in the vote for my replacement. As you are aware, there were two individuals who tied with a total of 30 votes - i.e., John Withers and Tim Crotty. Based upon the level of participation that John Withers has had over the years, and the historical perspective he can offer regarding our relationships with Ranch Colony and the Four-Party entities, I, **Susan Robinson, make a Motion that I would like to Appoint John Withers** to fill the vacancy on the Board that will result from my resignation. I would like to suggest that my resignation become effective after the vote for the replacement is approved by the OTHOA Board. Warren Schmidt Seconded the motion. Susan Robinson and Warren Schmidt approved the Motion and Jack Eberle voted Nay. The Motion Carried.
- Susan Robinson formally submitted her resignation from the board of Directors.

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- Susan Robinson made a Motion that the Board accepts her resignation from the Board of Directors. Warren Schmidt Seconded the Motion. Susan Robinson and Warren Schmidt voted for the Motion and Jack Eberle abstained. The Motion Carried.
- An Organizational Meeting was immediately held and the Board Directors decided that the officers' would be ;
Warren Schmidt -- President
Jack Eberle -- Vice President
John Withers -- Sec/Treasurer
- Financial Report :
 1. There was a brief discussion regarding the delinquency policy
 2. There was a brief discussion about the contracts with the Association and the Board requested that the property manager provide copies of all contracts.
- Manager Report was provided by Vern Hetherington
- Old Business:
 1. There was a general discussion regarding the 4-Party Agreement.
- New Business:
 1. Motion was made by Jack Eberle to Approve the 4-Party agreement. Motion was Seconded by Warren Schmidt. All Approved the Motion. The Motion Carried.
 2. Motion was made by Jack Eberle to authorize Gary Fields, the Association Attorney, to act as the agent for the Association in this matter. The motion was Seconded by John Withers. All Approved the motion. The motion carried.
 3. There was a general discussion about the Committees that were formed at the last meeting.
 4. Motion was made by Warren Schmidt to accept and Approve the mission statement and to appoint the recommended members of the community to each Committee as submitted (see attached page) and to allow the Committees to appoint the Chairman of each Committee. John Withers Seconded the motion. All Approved the motion. The motion carried.

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- Motion was made by John Withers to adjourn the meeting at 6:29 PM and Warren Schmidt Seconded the Motion. All Approved the Motion. The Motion Carried.

The Board set the date for the next meeting for March 23, 2009 at 5:00 pm at Bristol Management