

THE POINTE AT JUPITER YACHT CLUB CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING
THURSDAY, OCTOBER 28, 2008 @ 9:00AM
Location: BRISTOL MANAGEMENT
1930 COMMERCE LANE, SUITE 1
JUPITER, FL 33458

MINUTES

- I. DETERMINATION OF QUORUM- Jackie Snell, Tom Krieger, Larry Monty, and Ed Sasso were present and represented a quorum. Michael Barry was absent.
- II. CALL TO ORDER- Ed, by virtue of his office, called the meeting to order at 9:07a.m.
- III. APPROVAL OF PREVIOUS BOARD MINUTES- Tom made a motion to delete #8 and insert his emailed version, where the motion reads “Larry made a motion to go back to the beginning of time and enforce the CC&R’s, and the regulations as defined in the Declaration. Michael seconded. Ed voted “No”, Tom voted “Yes”, Michael voted “Yes”, Larry voted “Yes”, and Jackie voted “No”. The motion passed 3 (yes) to 2 (no).” Larry seconded. Ed voted “Yes”, Tom voted “Yes”, Larry voted “Yes”, and Jackie voted “No”.
 - Jackie made a motion to change #5 to amend the request to Basil to include “weekend service”. Ed seconded and the motion passed unanimously.
 - Ed made a motion to accept the minutes of the 10/02/08 meeting as revised. Larry seconded and the motion passed unanimously.
- IV. TREASURER’S REPORT- Larry reviewed the financials with the Board and stated that the condo was in good financial condition.
- V. MAINTENANCE ISSUES- Proceed with a secure key lockbox and implement a log-in procedure. The trellis project is underway. It was noted that Hal Katz was a great help. The outside balcony painting is completed. Basil noted that it would be an estimated \$1,800 to change to a salt water pool. He also noted that the flow rate was down from 100 to 85. The Board asked that Steve Inglis have Prime Pool inspect the flow and chemical feeder

installation. Basil mentioned that the 56 ground lights would need to be a consideration for the 2009 budget. Bill Speece and Basil were to handle getting a proposal. Hal Katz noted that some of the fixtures may be able to be powder coated.

VI. UNFINISHED BUSINESS

- A. Plastic windows in garage- It was reported that the plastic windows had been removed. It was noted that the second violation inspection would be able to confirm.
- B. Legal opinion- Tom asked for more definitive proof and noted that both he and Larry signed the check to the attorney, and a copy of the check was produced.
- C. Violation Report- The report was reviewed and Steve asked the Board to consider going down each violation and determining if it was worth enforcing. It was agreed that the damage to #103's doorbell could be handled by Basil. The Board reviewed a Draft second letter prepared by Bristol but agreed it was too harsh. A follow up inspection was agreed to be needed. The Board asked Bristol to create a "friendly" second letter.
- D. Bank Account Update- The FDIC limits were reported to have been raised and the need to move funds were not needed at this time.
- E. Lefton Claim- The Board reviewed the claim and letter from the Lefton's attorney.

VII. NEW BUSINESS

- A. 2009 Budget- Larry reviewed the proposed budget. The Board agreed that the next meeting would include the 2009 Budget approval.
- B. The Board agreed that both golf carts were to be removed from the garage. The Marina was to be asked for their removal.

VIII. OPEN FORUM- Holly Powell asked the Board to please discontinue the recall and get along as ladies and gentlemen. She asked that this remark be included in the minutes.

Ed had mentioned earlier that he never intended to vote against enforcing all of the rules, only the ones that impacted the quality of life of the owners. Holly asked that this be placed in the minutes as well.

IX. ADJOURNMENT- Ed made a motion to adjourn. Larry seconded and the motion passed unanimously.