

**THE POINTE AT JUPITER YACHT CLUB  
CONDOMINIUM ASSOCIATION, INC.  
Board of Directors Meeting  
Tuesday, November 25, 2008 @ 9:00 p.m.  
Location: Bristol Management  
1930 Commerce Lane, Suite 1  
Jupiter, Florida 33458**

- I. DETERMINATION OF A QUORUM:** Directors: Larry Monty, (left the meeting early) Ed Sasso, Jackie Snell, Tom Krieger and Michael Barry were in attendance. Those members present determined a quorum of the Board. Homeowners: Various Homeowners were in attendance. Bristol Management: Steve Inglis, PCAM and Susan Queen, PCAM.
- II. CALL TO ORDER:** A quorum being present, Steve Inglis, PCAM served as Chairman.
- III. MEETING PROTOCOL:** Steve Inglis explained the meeting protocol to Directors and the members present.
- IV. APPROVAL of BOARD MEETING MINUTES :** A motion was made by Ed Sasso to approve the corrected October 2, 2008, Board of Directors meeting minutes. Larry Monty seconded the motion and it passed unanimously. A motion was made by Michael Barry to approve the October 28, 2008 Board of Directors meeting minutes. Ed Sasso seconded the motion and it passed unanimously. A motion was made by Jackie Snell to move 6B for further discussion to unfinished business on the new agenda. Michael Barry seconded the motion and it passed unanimously.
- V. FINANCIAL REPORT:** Larry Monty, Treasurer, reported they are \$50,000 under budget. He stated they are doing very good. Larry stated they will have excess funds that they can use towards the 2009 budget and lower the collections for 2009. This will be discussed further when the 2009 budget is adopted at this meeting.
- VI. POOL CONSULTANT REPORT:** Marc Smith, President of Prime Pool Market presented his report the Benefits of Salt Water Pools to the Directors and members present. The report he presented becomes a part of these minutes. Larry Monty made a motion to approve installing the salt water system for the Pool and the Jacuzzi for approximately \$7,000 and take the funds out of the \$10,000 contingency. Marc Smith will send a detailed proposal. Ed Sasso seconded the motion and it passed unanimously.

**VII. SALE/LEASE APPROVAL:** A motion was made by Michael Barry to change the Sale/Lease form to basic information only, such as, who they are, the building they are residing in, noting they read the rules and regulations, and emergency numbers are listed. Jackie Snell seconded the motion and it passed unanimously.

**VIII. INSURANCE:** 1. 2009 Premium - Steve Inglis explained the insurance premium amount they received from the insurance agent was \$108,000. Steve told the Directors they will have to have an insurance appraisal every five years for any condominium over three stories, as to the replacement value, as if a hurricane knocked it down and it had to be rebuilt. A motion was made by Ed Sasso to pre-approve for Steve to go ahead and get an insurance appraisal for the March renewal for the approximate cost of \$500. Michael Barry seconded the motion and it passed unanimously.

2. Lefton Claim – Steve Inglis explained to the Directors and members present that the insurance carrier will assign defense counsel. The insurance carrier takes the lead. Laura, the Association attorney will be kept in the loop. Steve said the insurance adjuster is the one that has the very strong stand on the dollar amount of the settlement.

**IX. VIOLATION UPDATE:** Laura Manning, Association attorney reviewed with the Directors and the members present the procedure for violations. She stated they must live by their covenants. She stated you must enforce everyone. Laura said there could be exemptions in which they would be dealt with on a case to case basis. There are old violations that can be grandfathered in. Steve Inglis told the Directors they have a fiduciary responsibility to protect, preserve, and enhance, along with following good business judgment. The attorney stated the Directors are indemnified in their documents and FL.Statute 617 mirrors the indemnification which protects the Directors from being sued for any liability. The attorney said they should send a notice out to all the unit owners now telling them they are going to start enforcing all the rules and regulations as of 1/1/09. Each unit owner must submit in writing a request for a waiver of violation or it being grandfathered. Some of the unit owners took care of their violations, some have not. A motion was made by Ed Sasso to set a meeting for Tuesday, December 2, 2008 at 9:00 a.m. in the Bristol conference room to act upon violation notices by the Board to follow the procedure of waiving or grandfathering existing violations.

**Recall Vote Envelope** – Steve Inglis requested the Association attorney put in writing the procedure for opening the voting envelopes in which a unit owner did not follow the proper procedure

**X. MAINTENANCE ISSUES:** It was decided that no action needs to be taken on Basil's project list. Ed Sasso said Basil is suppose to pressure clean the garage only. They will have a subcontractor paint the garage.

1. Landscape Lighting - A Lighting Committee was formed. Those serving on the committee are Ed, Hal and Chris. They will research the site lighting and report back at the next month Board of Directors meeting.
2. Exterior Lighting – A motion was made by Ed Sasso to increase the reserve \$2,000 for the inside exterior lighting. Michael Barry seconded the motion and it passed unanimously.
3. Water Coolers - A motion was made by Ed Sasso to remove the two water coolers by the men's room, save the parts, Basil will patch the holes and leave the two water coolers by the women's room. Jackie Snell seconded the motion and it passed unanimously.

**XI. 2009 BUDGET APPROVAL:** The Directors reviewed the proposed 2009 budget and made some changes with the budget income totaling \$630,295.00. A motion was made by Ed Sasso to approve the 2009 budget as laid out. Michael Barry seconded the motion and it passed unanimously.

**XII. ANNUAL MEETING:** Will set date and time at next meeting.

**XIII. HOLIDAY DECORATIONS:** A motion was made by Jackie Snell to disapprove putting holiday decorations in the lobby. Michael Barry seconded the motion and it passed by the majority. Tom Krieger voted no.

Ed Sasso made a motion to allow Holiday decorations on the unit owners front doors, poinsettia plants by the front door, and any color railing lights starting Thanksgiving and removed by January 10, 2009, as long as the decoration does not damage the front door, is less than 3ft.x3ft. and does not impede the hallway traffic. The wreaths outside of the building will be placed, and the candy canes in the candy dish in the lobby will be placed. Michael Barry seconded the motion and it passed unanimously.

- XIV. PARKING RULE** – A motion was made by Jackie Snell to lay out a house rule regarding parking and send it to the membership to follow the rule until adopted. Ed Sasso seconded the motion and it passed by the majority. Tom Krieger abstained.
- XV. MANGROVE** - Tom Krieger will speak to Kathy Baxter regarding the Banyan tree in the mangrove.
- XVI. SOUND PROOF MATERIAL** – A motion was made by Ed Sasso to approve the new rubberized grout for sound density which meets the Association criteria for Mr. Mike Ferrier's , #604, installation of a hardwood floor. Michael Barry seconded the motion and it passed unanimously.
- XVII. ADJOURNMENT** – A motion was made by Ed Sasso to adjourn the meeting at 12:30 p.m. Michael Barry seconded the motion and it passed unanimously.

tural plans that need to be reviewed, so monitoring can take place.

**Bay Pointe ARB** - The Directors are concerned about the proper aesthetics of not having a track home community. Documents will be checked as how they read. Research will be done whether the Board has the right to pass the requirement of no two same style homes be next to each other or across the street from each other, or the homeowners need to pass it.

**Gas Lighting** - There was discussion regarding whether there is a restrictor that could be put on the gas lighting. This matter will be researched.

**Inspection of Sewers** - Jack Kelble and Stan Label were thanked for all their work on inspecting whether the drains needed to be cleaned. The drains did not have to be cleaned, saving the community a large expense..

**Aerator** - A letter will be sent to Pat Erdman, Ibis POA requesting an aerator be installed in the waterway at Lot 35 and 36. The aerator in the waterway by lot 29 and 30 needs to be set to run for 24 hours. Bristol Management will speak to North Palm Beach Water Improvement District regarding these issues.

**Unapproved Pink Paint Home** – A formal vote was taken by the Directors to send a letter to Pat Erdman, Ibis POA notifying her that the Bay Pointe HOA Directors took a formal position at their Board of Directors meeting of 10/17/08, going on record that they do not approve of the pink color on the new home in their community. The builder never submitted the color for approval as required. The Directors want the Ibis POA not to give any final approval for this home to close until a new paint color is approved by the Board of Directors and the approved paint color is installed on the home.

**Next Agenda Item** – Jack Kelble requested that Long Term Planning be added on the next meeting’s agenda.

**Bristol Management** - The Directors acknowledged their appreciation to Carolynne Casale, LCAM, with Bristol Management for the great job she is doing for the Association. Steve Inglis, PCAM and Susan Queen, PCAM were thanked for the knowledge and input they offered at the meeting.

**Adjournment:**

With no other business to come before the Board of Directors, a motion was made to adjourn; the meeting was adjourned at 3:45 p.m. The next board of directors meeting is scheduled for Friday, January 23, 2008 at 1:30 p.m.

Respectfully submitted,

Susan M. Queen, PCAM  
For and on Behalf of the Board of Directors

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Approved