

**THE POINTE AT JUPITER YACHT CLUB
CONDOMINIUM ASSOCIATION, INC.
Board of Directors Meeting
Monday, December 8, 2008 @ 9:30 a.m.
Location: Bristol Management
1930 Commerce Lane, Suite 1
Jupiter, Florida 33458**

- I. DETERMINATION OF A QUORUM:** Directors: Ed Sasso, Larry Monty Tom Krieger, Jackie Snell, and Michael Barry (Tele. Conference Call) were in attendance. Those members present determined a quorum of the Board. Homeowners were in attendance. Bristol Management: Steve Inglis, PCAM and Susan Queen, PCAM. Laura Manning – Hudson, Association Attorney
- II. CALL TO ORDER:** A quorum being present, Steve Inglis, PCAM served as Chairman of the meeting.
- III. MEETING PROTOCOL:** Steve Inglis explained the meeting protocol to the Directors and Members present.
- IV. NOTICE OF THE MEETING:** Notice of the meeting was duly served to each Director by e-mail and posted in the lobby.
- V. VIOLATIONS:** Laura Manning – Hudson the Association attorney explained to the Directors and the members present that Section 14.2 of the Declaration regarding the Rules and Regulations may be amended by the Board of Directors. If the documents do not provide a clear reading than you go back to Condominium Law. Laura said the Directors have entitlement to adopt rules and regulations as long as they are reasonable, they do not contradict and they are covering the health, safety and welfare of their members.

Parking of additional vehicles - A motion was made by Ed Sasso to go ahead and follow Laura Manning – Hudson, the Association attorney's advice that any one who has more than 2 vehicles and are parking them in a neighbor's parking space approved by the neighbor to approve sending out notification of the parking procedure to all of the unit owners, giving them a 14 day notice to get feedback, from the unit owners. Jackie Snell seconded the motion and it passed by Ed Sasso, Jackie Snell, and Michael Barry voting yes. Larry Monty voting no and Tom Krieger voting no.

Parking of a Motorcycle and a Moped – Laura Manning – Hudson, the Association attorney told the Directors that motorcycles are allowed to be parked in the garage, jet skis are not allowed. She did explain that if the Board of Directors want to revoke the approval given previously as noted in the January 2008 minutes they would be able to. The Board of Directors are granting permission at this time. If the unit owner who has a parking space by the dead area where the motorcycle and moped are parked writes a letter to the Directors stating there was a problem, the Directors will revisit this matter.

Limited Common Element and Common Area – Laura Manning- Hudson, the Association attorney explained with a Limited Common Element the unit owner has the exclusive use of it. A common element the Board of Directors only, can make changes.

Screening for the Garage Area – Bill Specce, suggested allowing some type of screening for the garages. It should only cost \$6,000 to \$7,000. Ed Sasso said they will discuss this at their next Board of Directors meeting the end of December. The attorney stated the Board of Directors can vote to do this without a members vote. The Board of Directors can vote on material changes under \$100,000 without a membership vote.

Parking of Trailer - The Directors reviewed the trailer Ed Sasso has parked in one of his parking spaces. The parking of the trailer was approved back in 2002. Later the trailer was turned into a boxed trailer for storage. Laura Manning – Hudson, the Association attorney, stated the Board of Directors have a losing battle. They took no action for six years. They waived their right by not taking any action. The attorney did say there are no minutes but the Directors still did not take any action. She also for warned the Directors according to 718.303, that the attorney fee provision states the party that prevails gets their attorney fees paid. She answered the question that was asked that Directors and Officers Liability insurance has nothing to do with this situation. A motion was made by Jackie Snell that Ed Sasso's trailer be grandfathered in according to the Association attorney advising them it would not be enforceable in a court of law. Michael Barry seconded the motion and it passed by four yes votes. Ed Sasso recluded himself from voting. The Association attorney made the Directors aware that the word grandfathering is the correct word to use.

Mr. Barry's Letter - Mr. Barry requested that the letter he sent to James Hotchkiss, November 12, 2008 to be voted on at this meeting. He did not want to wait for the Parking procedure be voted on by the membership. A motion was made by Ed Sasso to waive the parking rule and allow Mr. Barry to park his three vehicles in approved neighbor spaces as he has done since 2002, with no action taken by the Board of Directors, per the advice of legal counsel. Jackie Snell seconded the motion. The vote was Ed Sasso voted yes, Jackie Snell voted yes, Tom Krieger voted no and Larry Monty voted no. Mr. Barry reclused himself from voting.

Holiday Decorations - It was noted at the December 2, 2008, Board of Directors meeting it was voted on not to put holiday decorations in the lobby. Steve Inglis said if it is brought up again at this meeting it must be a motion covering all faiths. A motion was made by Larry Monty to approve using the existing holiday decorations. Tom Krieger seconded the motion and the vote was Larry Monty voting yes and Tom Krieger voting yes. Jackie Snell voting no, Ed Sasso, voting no and Michael Barry voting no.

Association Attorney - Laura Hudson-Manning, the Association attorney will work with Steve on the letter to the unit owners regarding violations with the cut off being December 2, 2008. The start date for enforcement of all the rules will begin January 1, 2009. Laura will also prepare the procedure/vote letter for the parking of the vehicles along with doorbells being defined.

Adjournment – A motion was made by Ed Sasso to adjourn the meeting. Larry Monty seconded the motion and it passed unanimously.

