

**THE POINTE AT JUPITER YACHT CLUB
CONDOMINIUM ASSOCIATION, INC.
Board of Directors Meeting
Tuesday, December 2, 2008 @ 9:00 p.m.
Location: Bristol Management
1930 Commerce Lane, Suite 1
Jupiter, Florida 33458**

- I. DETERMINATION OF A QUORUM:** Directors: Larry Monty, Ed Sasso, Jackie Snell, Tom Krieger and Michael Barry by Tele. Conf. call. 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. NOTICE OF MEETING:** Notice of the meeting was duly served to each Director by e-mail and posted in the lobby.
- V. VIOLATIONS:** A motion was made by Jackie Snell to enforce the rules, restrictions and covenants of the Association based on the guidelines set forth on November 25, 2008, by Laura Manning, the Association's legal counsel. The guidelines would include with counsel's guidance and approval: issuing a notice to all unit owners (and renters) that beginning <date> that all covenants and restrictions will be uniformly enforced going forward. Identify "known" violators previously approved and tacitly approved and grandfather in one time those violators. The motion was seconded by Ed Sasso and it passed by the majority. Jackie Snell requested the vote be noted in the minutes. Jackie Snell, yes, Ed Sasso, yes, Michael Barry, yes, Tom Krieger, no, Larry Monty, no.

Larry Monty and Tom Krieger stated the Association attorney should be at this meeting.

Steve Inglis requested the Directors review the violation list and act on each one. The Directors reviewed the violation list and acted as follows:

- #101 - Briefcase in parking space - Jackie Snell to take care of.
- #103 - Doorbell/wall repair – Waive doorbell – Basil to fix patch
- #105 - Items left out of storage area – Steve will call and send nice letter.
- #202 - Additional Doorbell – waived
- #208 - T-Top in parking area – it was moved – they complied.

#304-Additional doorbell – waived – Umbrella not attached – waived.

#307-Bicycle parking – it is gone – they complied

#406-Fan - A motion was made by Jackie Snell instructing Steve Inglis speak to Mr. Lefton to remove the fan for safety concerns. If the Leftons say no Steve will tell them the Association will remove it at their cost. Steve will go back to Bill Specce and request that he put in writing that there was no approval given. Ed Sasso seconded the motion and it passed unanimously.

#502-Using three parking spaces – A motion was made by Larry Monty to table this issue. Ed Sasso seconded the motion and it passed unanimously.

#602-Light Fixture – Steve knew that WCI install it. The Directors deemed the light fixture acceptable since the developer installed it.

#604-Gas grill – is gone, T-top in parking garage is gone. They complied.

#607-Enlarging Storage Area – A motion was made by Michael Barry to accept the enlargement of #607's storage area. Jackie Snell seconded the motion and it passed unanimously.

Using three parking spaces – tabled

Speakers on patio - Since the speakers are attached to the building Ed Sasso agreed to removing the speakers during a hurricane. The Directors accepted this situation but going forward they will not accept any permanent attachments to the building for any unit.

Trailer Parking - A motion was made by Larry Monty to send the trailer parking to the Association attorney. Tom Krieger seconded the motion and it passed by the majority with Ed Sasso abstaining.

Golf Carts-Security golf cart parked in the garage – A motion was made by Ed Sasso to request Security to either remove their golf cart from the garage or pay \$100 per month for the use of the electricity. Larry Monty seconded the motion and it passed unanimously.

Marina golf cart parked in the garage – A motion was made by Ed Sasso to request the Marina to either remove or pay \$100 per month for the use of the electricity. Larry Monty seconded the motion and it passed unanimously.

Doorbells-A motion was made by Larry Monty to waive the three doorbells on the violation list and to craft wording for an acceptable doorbell and specifications for other unit owners to have the appropriate doorbell. Michael Barry seconded the motion and it passed unanimously.

Requests-Steve Inglis presented the request letter dated 11/26/08 from Richard Mirande. It will be sent to the Association legal counsel.

Violation List-Tom Krieger requested Steve Inglis to follow the procedure and add the Snell's to the violation list regarding their motorcycles even though the January minutes state they were approved to be parked in the garage. He also requested the parking of their motorcycles be on the violation list. It was also reported to add #407 to the violation list with all the permanent attachments to the building. This unit will have to be inspected, since it is just being reported at this meeting.

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