

**THE POINTE AT JUPITER YACHT CLUB  
CONDOMINIUM ASSOCIATION, INC.**

**Board of Directors Meeting  
Tuesday, June 23, 2009 @ 9:00 A.M.**

**Location: Bristol Management  
1930 Commerce Lane, Suite 1  
Jupiter, Florida 33458**

- I. DETERMINATION OF A QUORUM**  
**Directors Present: Mr. Barry, Ms. Blackwood, Mr. Katz, Mr. Sasso, (by telephone) and Mr. Snell (by telephone).**  
**Directors absent: None**  
**Bristol Management: Ms. Queen, PCAM and Mr. Flanigan, Maintenance Supervisor**  
**Guests Present: Ms. Barry, Mr. Krieger**
- II. CALL TO ORDER: A quorum being present, Mr. Barry, President, convened the meeting at 9 A.M.**
- II. RESIDENT COMMENTS:**
- a. Action on Mr. Specce's e-mail requesting reconsideration of a recent Board decision on the security cart was moved to New Business.**
  - b. Mrs. Barry asked that a request for volunteers for a one year appointment to serve on the Holiday decoration committee to be put in the next newsletter. This matter will also be put on the next Board of Directors agenda.**
  - c. Mrs. Barry inquired about the status of ceiling fan installation on the balcony. It was reported that there were no fans currently installed and that, if a unit owner wanted to install one, permission must be obtained from the Board. It was also noted that the Board discussed in an earlier meeting the requirements that must be met before the request could be considered.**
- IV. APPROVAL OF MINUTES – A motion was made by Mr. Sasso to approve the minutes of the May 26, 2009 Board of Directors meeting. Mr. Snell seconded the motion and it passed unanimously.**
- V. COMMUNICATIONS**
- 1. Presidents Report – Mr. Barry announced there is a Master Association meeting Wednesday, June 24, 2009 at 10:30 p.m., with United Community and Kathy Baxter regarding the Mangrove trimming.**

2. **Treasurer's Report – Mr. Katz reviewed the Financial Statement Dated May 31, 2009. Mr. Katz also reported that certificate of deposits in the amount of \$120,000 have been purchased from Sun Trust Bank as approved in the last Board meeting. A NOW account was also opened. The Directors were given the signature cards for the CD's and the NOW account to sign.**
3. **Management Report – Ms. Queen reviewed the Management Report.**
  - a. **There were no leases recorded by Bristol from 1/1/09 to 5/22/09.**
  - b. **There were two sales from 1/1/09 to 5/22/09. Unit 405 on 1/29/09 and Unit 603 on 2/26/09.**
  - c. **There was one work order issued previously regarding a leak in Unit 101 which Mr. Flanigan and Mr. Ally with Ally Construction are working together on.**
  - d. **CCR History Report – Violations**

The inspection of the building was completed on June 5, 2009 by an independent inspector. The Directors reviewed the pictures of the violations. It was decided to tape a letter on Mr. Specce's box giving him 30 days to remove it. The Directors requested letters be sent to Mr. Monte, Mr. Mirande and Mr. Gallo regarding parking their bicycles in the bicycle rack.

The Directors decided at their next Board of Directors meeting they will discuss the action they will take on storage room violations before Mr. Flanigan moves any personal articles to the area and have a discussion on the disposal of any items not picked up in a certain time line of three or six months, or fining the unit owner.
  - e. **Action Items Completed:**
    1. **The May newsletter was sent to all unit owners, posted on the Pointe property by the elevators, copies given to the security guard to have at the the front desk, along with the parking and contact information form.**
    2. **18 Contact Information forms and 5 parking forms were received. Mr. Snell confirmed if unit owners did not complete a new contact information form he will use their previous information for the Directory he is preparing.**
    3. **Ms. Queen has kept the Directors and Mr. and Mrs. Dubois, owners of Unit 101 up to date of all the updates regarding the water leak repair as she receives them.**
    4. **Letters were sent to Sharon Caputo, the property manager for the master association regarding the mangrove trimming and the guard house security. The Directors decided if they do not hear anything further regarding the guard house in a week a letter will be sent.**

- 5. Ms. Queen reviewed the notice that was received regarding the Governor vetoing the repeal to the changes made last year to Chapter 718 relating to individual HO-6 condominium policies. Ms. Queen also reviewed the letter from Bristol Management regarding the tracking process if the Directors approve to have it done. A representative from Tequesta Agency will be requested to attend the next Board of Directors meeting to discuss the Director's options regarding this issue. Ms. Queen will request Tequesta Agency to prepare a letter to the homeowners informing them of the new law and the requirement that all unit owners must have a HO-6 insurance policy. The Directors said when the letter is received from the Tequesta Agency it can be sent out in certified mail to the unit owners. Mr. Snell will also put an article in the newsletter.**
- 6. Mr. Flanigan reviewed the maintenance/repairs items needed or accomplished with the Directors and members present.**
  - a. The air conditioning condensate drain line issue has been completed.**
  - b. Unit 101- Regarding the leak in the master bedroom, Mr. Flanigan and Mr. Ally with Ally Construction pulled up the carpet in the corner of the master bedroom and removed sheetrock, along with removing the saturated baseboard. Mr. Flanigan said it is leaking under the block and concrete slab. Mr. Flanigan said they are taking one step at a time allowing it to dry.**
  - c. The roof was completed. They had to do 100 patches on the roof.**
  - d. There have been electrical problems with the pool equipment. The vent fan had to be replaced.**
  - e. The fountain repair has been completed.**
  - f. The air conditioner on the roof is not keeping the hallways cool enough. It is too hot outside and the air conditioner is not able to keep up with it. Mr. Sasso will check the air conditioning system out.**
  - g. Mr. Flanigan will be sending tree trimming proposals for the Directors to review and approve.**



**VIII . NEXT MEETING DATE – August 18, 2009 at 9:00 a.m.**

**IX. ADJOURNMENT – A motion was made by Mr. Katz to adjourn the meeting 10:40 a.m. Ms. Blackwood seconded the motion and it passed unanimously.**