

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

Workshop Meeting and Board of Directors Meeting

Tuesday, November 8, 2011 at 9:00 A.M.

Location: Bristol Management Services, Inc.

1930 Commerce Lane, Suite 1

Jupiter, Florida 33458

MEETING MINUTES

I. DETERMINATION OF A QUORUM

Directors Present: Mr. Barry, Ms. Blackwood, (Tele. Conf. call),

Mr. Katz, Mr. Snell and Mr. Sasso, (Tele.Conf.call)

**Others Present: Ms. Queen, PCAM and Mr. Flanigan, Maintenance
Supervisor**

Guests Present: Mrs. Barry and Mr. Krieger

**II. CALL TO ORDER: A quorum being present, Mr. Barry,
President, convened the meeting at 9:00 A.M.**

**RESIDENT COMMENTS: a. Elevator Malfunction – A resident called
two Directors at 1:00 a.m. due to an elevator malfunction. The Directors
know how to reset the elevator. Ms. Queen was instructed to call the
resident and advise him the Directors are working on a procedure for all
of the unit owners. Palm Tree Problem at Unit 301 – The Directors
reviewed the correspondence from the homeowner and Mr. Flanigan will
continue to prune the palm tree.**

**III. APPROVAL OF MINUTES – A motion was made by Ms. Blackwood
to approve the November 8, 2011 Board of Director’s meeting minutes.
Ms. Katz seconded the motion and it passed unanimously.**

IV. COMMUNICATIONS

**1. Presidents Report – Mr. Barry stated there was nothing to report at
this time.**

**2. Treasurer’s Report – Mr. Katz reviewed the Financial Statement as of
September 30, 2011 with the Directors present. The September 30, 2011
Financial Statement that was reviewed becomes a part of these minutes.
Mr. Katz presented the final draft of the 2012 proposed budget. The
Directors reviewed each line item of the budget very thoroughly. A
motion was made by Ms. Blackwood to approve sending the final draft of
the 2012 budget sent to all homeowners with the Budget Meeting notice
for 11/29/11 at 10:00 a.m., at The Pointe pool area in which the
Board of Directors will vote on the final 2012 budget. Mr. Barry
seconded the motion and it passed unanimously.**

VI. MANAGEMENT REPORT

3. Ms. Queen reviewed the Management Report, which becomes a part of these minutes.

a. Leases – Ms. Birch, Bristol Management’s Real Estate Specialist reported there were no leases from October 18, 2011 to November 4, 2011.

b. Sales – Ms. Birch reported there were no sales from October 18, 2011 to November 4, 2011.

c. Violations – Ms. Manning, the Association attorney was notified Mr. and Mrs. Specce removed the grill. Mr. Richter, the homeowner of Unit 107 called regarding the violation letter he received and he was devastated regarding this matter.

d. Interconn Resources sent a credit application to be filled out and signed before a contract is signed with them. Mr. Barry signed the credit application. A motion was made by Ms. Blackwood to approve once the credit application is approved by Interconn Resources to have the contract signed for one year with Interconn Resources. Mr. Katz seconded the motion and it passed unanimously. After the contract is signed with Interconn Resource a letter will be sent to Infinite Energy will giving them a thirty day cancellation notice.

e. The Directors were given the research that was done by Bella Energy to review regarding Led and wireless lighting for The Pointe building. This item will be added to the next meeting Agenda.

f. We have received 23 completed resident registration forms.

g. Mr. Flanigan presented his maintenance report to the Directors as follows:

- 1. All trees will be trimmed the first week in November.**
- 2. Install new mulch around building the first week of November.**
- 3. Install new flowers around fountain and pool area.**
- 4. The acid washing of the spa and pool was completed.**
- 5. Power wash all first floor decks**
- 6. In the process of painting all new pipes and drain pipes in the garage.**

4. Report of Master Association – Ms. Queen will send Ms. Caputo the resolution to appoint Mr. Katz to be the voting member for The Pointe. A motion was made by Ms. Blackwood to approve Hal Katz to be the voting member for The Pointe. Mr. Barry seconded the motion and it passed unanimously.

VII. OLD BUSINESS

There was none.

VIII. NEW BUSINESS

1. Discussion/Action Items

- a. Sticker System - Mr. Barry reviewed the parking flier that could be put on homeowners windshield if they are parking in the upper level Guest Only area. The guard can put a notice under the windshield of the car violating the parking policy.**
- b. A notice will be posted and sent to the homeowners regarding the clickers.**

IX. NEXT MEETING DATE - The next meeting date will be Wednesday, November 29, 2011 at 9:00 a.m. at The Pointe pool area. The Budget meeting with the members will be held November 29, 2011 at 10:00 a.m. at The Pointe pool area.

X. ADJOURNMENT - A motion was made by Mr. Katz to adjourn the meeting at 12:15 p.m. Ms. Blackwood seconded the motion and it passed unanimously.

