

THE SHORES OF JUPITER HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

Thursday, August 3, 2006 -- 7:00 P.M.

Location: Bristol Management Services

A meeting of the Board of Directors of **THE SHORES HOMEOWNERS ASSOCIATION, INC.** was held in the Bristol Management Office, 1930 Commerce Lane, Jupiter, Florida at 7:00 p.m. on Thursday, August 3, 2006.

The following were present:

Emily O'Mahoney, President
Thor Evensen, Vice President
Charles Piver, Treasurer
David Ward, Director
Dr. Dave Thomas, Director
Bill Thompson, Director
Mike Stevens, Director
Steve Inglis, PCAM, Bristol Management
Winnie Woodward, LCAM, Bristol Management

Emily O'Mahoney, by virtue of her office, called the meeting to order at 7:05 p.m. and noted a notice of the meeting was duly given and a quorum was available.

MINUTES

The minutes of July 6, 2006 were corrected to reflect that Emily O'Mahoney and Mike Stevens were absent.

Also, Mike Stevens has not yet been appointed as Director and also Dave Ward as Secretary of the Board of Directors. A motion was made by Dave Ward, seconded by Charles Piver and unanimously approved to accept the corrected July 6, 2006 Board of Director's minutes.

FINANCIAL REPORT

Financial Report was given by Charles Piver, Treasurer: \$32,000 in operating account, \$78,000 in reserves, and four residents with the attorney. All board members can now sign checks. Board accepted the financial report with all in favor.

COMMITTEE REPORTS

1. **Landscaping/Irrigation** – Dave Ward and Steve Inglis met at pump station. When replaced, the parts will be salvaged. Dave and Steve also went to see pump station system at Paseos community in Jupiter. Flowguard system (water management system) will be a computer system, can be shut off remotely. Board will need to pass special assessment and mail notice to homeowners of approval. The board made a motion to award contract to Tart for concrete and electrician and to send letter to homeowners. Motion made by Dave Ward, seconded by Thor Evensen to pass a special assessment for the upgrading of the irrigation system which passed with all in favor. Letter will be sent to homeowners notifying them of a one time special assessment of \$150 payable in two payments.

Dave Ward and Emily O'Mahoney met with Earthscape regarding the two missing oak trees. Motion was made to accept proposal for two oaks at \$400 each (Lake Bend and Winding Lake). The motion passed with all in favor.

Motion was made to accept proposal from Earthscape for \$400 for pallet of sod for right side of entrance to The Shores to replace dead grass. The motion passed with all in favor.

Regarding the Earthscape proposal to remove the live oak in the common area for \$1,250, Bristol will attempt to get a cheaper price but Board made resolution to accept if cheaper contractor cannot be found.

Mulch proposal for \$5,616.00 from Earthscape was tabled.

Proposal from Treasure Coast Irrigation for \$325 per valve for replacement; proposal is for non-wired valves, hard wired. Bristol Management will meet with Chad of TCI, track for wire location rather than bore.

Town of Jupiter may be requiring sidewalk underlying stump removal and tree replacement where sidewalk is being damaged. Sean, Natural Resource Officer will be contacted by Emily.

Mr. and Mrs. Matt Dunphy, 6833 Big Cypress, were in attendance regarding the need for trimming of the palms in the island at corner and across from his home. The association made a resolution to trim the palms in the island at corner and across from 6833 Big Cypress.

Neighboring Cypress Cove fence proposal either to replace or repair: Dunphy has called police about the residents of Cypress Cove trimming the landscape bordering The Shores. Fence is three feet in from property line. A proposal from Martin Fence to repair for \$1,517.00 or replace fence for \$29,970.00 was considered by the Board. A motion was made by Dave Ward to repair the fence, seconded by Thor Evensen and passed with all in favor.

2. **Lakes/Parks – no report**
3. **Crime Watch – no report**
4. **Communication/Newsletter** – email will be sent on deadlines.
5. **Welcome Committee** – over 50 homes are for sale.
6. **ARB** – Mike Stevens: Thank you letters will go out to residents after the 90 day inspection by Bristol Management (Al Wylie). Mike met with Bristol Management to go over ARB process and both will work toward standardizing system in TOPs. Sample tree violation letter will be edited as requested.

Spring cleaning letters (not a violation) will go out to residents on inspection list (sidewalk power washing, mailbox repairs, etc.)

OLD BUSINESS

- 1) Tart's Artistic Concrete proposal for pad for irrigation.
- 2) Murray Fence Proposal
- 3) Mike Stevens was appointed to the Board of Directors to fill position vacated by Bob Schmidt as ACC chairperson. Dave Ward was appointed to fill the position of Secretary.

NEW BUSINESS

Mr. Sussman's neighbor, Dennis and Isabella St. Pierre, responded in a letter to the claims by Mr. Sussman.

Christmas Lights – Bristol will get proposals for installation of lights at entrance.

Boat in driveway policy – weekend policy, boat in driveway three or four days then call Town of Jupiter Code Enforcement.

Dr. Roseman's landscape request was considered by the Board. There is presently no irrigation in this area.

The next meeting will be held on September 7, 2006 at 7:00 p.m. at Bristol Management Services. There being no further business a motion was made, seconded and unanimously approved to adjourn the meeting at 9:45 p.m.

Respectively Submitted,

Steve Inglis, PCAM
For and on behalf of
The Shores of Jupiter Homeowners Association, Inc.