

**HAMPTONS AT MAPLEWOOD
HOMEOWNERS ASSOCIATION INC.**

Board of Directors Meeting

THURSDAY, July 23, 2009 @ 6:00 p.m.

Location: Bristol Management Office

MINUTES

Meeting called to order at 6:00pm by the President Lou Marcati

Present:	President	Lou Marcati
	Treasurer	Charles Siebrecht
	Secretary	Richard Thomas
	Director	Colleen Szcalo

Vern Hetherington Bristol Management

MOTION: Colleen Szcalo made a Motion to accept the Minutes of the May 28, 2009 Meeting as submitted. The Motion was Seconded by Richard Thomas. All Approved the Motion. The Motion Carried.

MOTION: Charles Siebrecht made a Motion to adjust the Delinquency Procedure to have all assessments past due after 15 days from the due date and for one letter to go to the owner, certified, informing the owner that the full amount must be paid within 15 days or the account will be sent to the attorney for collection without further notice. Colleen Szcalo Seconded the Motion. All Approved the Motion. The Motion Carried.

MOTION: Charles Siebrecht made a Motion to allow monthly payments for owners who need to pay monthly instead of Quarterly. The owner will need to pay a service charge of \$5.00 per month and sign an agreement. The agreement must provide for a payment to be late if not received with 15 days from the due date, termination of the agreement if failure to pay within 15 days of the due date and all payments must be consistent with prepay. Richard Thomas Seconded the Motion. All Approved the Motion. The Motion Carried.

MOTION: Lou Marcati made a Motion to approve the mulch proposal from Southern Landscaper for \$1134.00 to mulch the entrance ways and monuments. The Motion was Seconded by Richard Thomas. All Approved the Motion. The Motion Carried.

MOTION: Colleen Szcalo made a Motion to approve the pressure cleaning proposal from Oliver Twist for \$19,750.00 and to begin the process in late October 2009. The Motion was Seconded by Charles Siebrecht. All Approved the Motion. The Motion Carried.

MOTION: Lou Marcati made a Motion to appoint George Litinsky as Chairman of the ACC. Richard Thomas Seconded the motion, All Approved the motion. The Motion Carried.

MOTION : Colleen Szcalo made a motion to Adjourn at 8:26 PM.
Richard Thomas Seconded the motion. All Approved the Motion. The Motion Carried. The next meeting is scheduled for August 27, 2009 which will be a Membership Special Meeting to discuss the tree agreement with the TOJ.

Vern Hetherington, LCAM