

**HAMPTONS AT MAPLEWOOD
HOMEOWNERS ASSOCIATION INC.
BOARD OF DIRECTORS MEETING**

**Tuesday, November 30, 2010 @ 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
	Vice President	Richard Miller
	Secretary	Richard Thomas
	Treasurer	Charles Siebrecht
	Director	Ricki Finnan
	Bristol Management	Pamela Adams, LCAM

Open Forum/Non-Agenda Items:

There were a few Owners in attendance. One Resident brought a partial petition he had started in an effort the change the downspout painting from the house color to white. The resident had prepared a letter that was handed out describing his "issues". The Board discussed the content of the letter that was presented to some owners in Phase III regarding the downspout color. Board Members felt the letter was bordering on slander, incorrect and false information, and misleading to the owners. Dick Thomas made a motion to have the matter reviewed by the HOA Attorney. Ricki Finnan seconded and the motion passed unanimously. The Board would like to have a 'cease and deacease" and retraction by Owner for statements made about the Board. The information will be forwarded to the Attorney for action.

Minutes:

The minutes of the October 28 Board Meeting was reviewed. Rich Miller motioned to accept the minutes as presented, Dick Thomas seconded and the vote passed unanimously. The minutes will be placed on the web site.

Presidents Report:

Lou Marcati brought the Board Members and Owners present up to date on many projects. Tis the Season and our Owners are in the spirit again. Many homes are already decorating. The Holiday Lights at the entrances are up. The new bows are being completed and will be installed as soon as ready. Fountain lights and entry lights need to be adjusted for timing. The Jupiter Police have been patrolling the area and will continue thru the Holiday period. The Town has contacted the HOA to continue removal of oak trees located in areas causing damage. They have listed approximately 63 trees for removal. Replacement trees will be done at a later date. This project is being worked on by the Town and we will receive more information as is becomes available. The golf cart will be driven in the parade. Dick Thomas offered to decorate the cart.

Financials:

Charles Siebrecht reported on the financials. The current budget reflects we are within budget parameters. Delinquent accounts remain at a high number due to current conditions. The 2011 Draft Budget was mailed to Owners and the Board will vote on this tonight. The CDARS are in good order at this time. Due to the sale of

his home, Charles has given his resignation to the Board. The Board thanked Charles for all his work and efforts on the Board and offered good wishes to Charles and his Family.

Committee Reports:

ACC:

George Lipinski was not in attendance. ACC applications are processed when received. There are no current applications. Code Enforcement has taken action on a home business operating in The Hamptons.

Appeals Committee:

There is currently no activity.

Landscape Committee:

The landscape of the community looks great. Ongoing landscape replacement and irrigation control has made an impact in the community. There are currently no major landscape projects scheduled.

Management Report:

Pam Adams reported the following:

Work Orders and Violation Notices are being processed. Confirmations have being made for the Holiday Parade attendees. Final details continue to being worked on. The painting of homes in Phase III that were scheduled have been completed. The finished appearance is beautiful. The project went very smoothly. Information will be updated on the Website on the paint project.

Old Business:

Sidewalk/Gutter Repairs by Town: Additional work has been authorized by the Town for sidewalk and curb repairs. This work is handled by the Town and locations are determined by their inspections.

Painting Project: The painting of 26 homes in Phase III has been completed. The first phase went very well. There were few surprises and overall response was excellent. Work will cease until January 10. At that time the homes will begin again and the exterior wall will also commence.

Roadway Markers: New roadway markers have been received. Following the Santa Parade, this will be scheduled for installation.

Holiday Lighting: The entry lighting has been started. The new bows are currently being constructed and will be installed as soon as completed.

Police Patrols for Holiday Season: The Board has employed Jupiter Police to have additional patrols in the Hamptons during the Holiday period. This is an effort to control speeding and other offenses such as running stop signs. Additionally, their presence is considered a deterrent to possible criminal activity. This is a budgeted expense. Management has contacted JPD and set up dates for patrols.

Wall Damage – Paint Prep: There are sections of the wall where there is water penetration that is causing damage and separation of the wall. Ally Construction will make the repairs in advance of paint. The Board will be keep advised of any additional wall damage and needed repairs to be made.

Storage of HOA Files: It was determined that there was a miscommunication on this matter. Due to the paperwork being stored, it was agreed that the records of the HOA continue to be stored by Bristol Management.

New Business:

Budget 2011: The 2011 Draft Budget has been mailed to Members. The Board had worked very hard on keeping costs in line and were able to keep the dues the same as current year. A motion was made by Dick Thomas to accept the 2011 Budget at \$435.00 per quarter, seconded by Charles Siebrecht and unanimously approved.

Resignation of Charles Siebrecht: Charles has sold his home and will be moving out of The Hamptons. He placed his resignation from the Board. The Board thanked Charles for his hard work and efforts in his years on the Board. They asked Charles to return for the Annual Meeting for a proper send-off.

Next Board Meeting: Due to the Christmas Holiday, the Board determined there will be no meeting in December. The next meeting of the Board will be Thursday, January 27, 2011.

There being no further business before the Board the meeting was adjourned.

Respectfully Submitted,

Pamela Adams, LCAM
For and On Behalf of the Board of Directors