

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

Thursday, April 21, 2011 @ 6:00 p.m.
Location: Bristol Management Office

MINUTES

Meeting called to order at 6:03 pm by the President Lou Marcati

Present:	President	Lou Marcati
	Vice President	Steve Skakandy
	Secretary	Richard Thomas
	Treasurer	Jules Kitzerow
	Director	Fred Blankenship
	Bristol Management	Pamela Adams, LCAM

Open Forum/Non-Agenda Items:

There were a few Owners in attendance. Three residents completed request to speak forms.

A resident couple requested information pertaining to many topics. The Board and Management made an effort to address their questions and concerns. The topics they discussed included: ACC rules and questions on exterior changes, landscape vines growing, feral cats, irrigation repairs and trees along Indian Creek Pkwy. Another resident wanted to inform Management that irrigation times need to be checked as they were running during the daytime. Treasure Coast will be advised to make the needed correction to the timers.

Minutes:

The minutes of the February 24 Board Meeting were reviewed. Jules Kitzerow motioned to accept the minutes as amended, seconded by Dick Thomas and approved. Steve Skakandy and Fred Blankenship were not on the Board and therefore did not vote. The minutes will be placed on the Website.

Presidents Report:

Lou Marcati brought the Board Members and Owners present up to date on many projects. The painting in Phase III has now been completed. Phase II is scheduled to begin on Monday, April 25. Overall, the painting has gone great and Owners are pleased with the final result. Lou mentioned that the Annual Meeting that was run by the HOA Attorney, Gary Fields, was not carried out as per the agenda. This did not allow for some candidate discussion to take place prior to voting. It was agreed that in the future the meeting should not be controlled by Legal Council. The drought conditions continue. The lake in Phase I is unable to use the fountain due to water levels. There are no answers for this condition, except for the future of rain.

Financials:

Jules Kitzerow reported on the financials. As the CPA, Fred Dulas explained as the Annual Meeting, the HOA is in very good financial shape and has adequate reserves. The HOA continues to monitor delinquent accounts and is pursuing all actions allowable for collection. The Attorney provided information for the Board to review on delinquent accounts to consider for HOA foreclosure action.

Committee Reports:

ACC:

George Lipinski reported:

Recent applications included approval of sliding glass doors, coach light replacement and new garage door and driveway.

George discussed exterior changes made without approval and suggested that attention is needed to determine action to be taken. He suggests that the rules and regulations be reviewed and updated to conform to current standards and address items that are no longer valid. More communication is needed to remind Owners of the rules and requirements.

The fence installed without permission has not been removed. Per ACC, this fence needs to be removed.

George commented his personal thoughts on the removal of Fred Blankenship from the ACC Committee and his not being notified of the decision.

George brought to the attention of the Board and the ACC Committee Members that the ACC should hold a meeting to review ACC requests monthly. Further discussion continued. There was much discussion on the need to update the rules and regulations, which is a Board matter. Also, it was suggested that the documents be reviewed by each Board Member for future consideration of needed amendments to update the documents to reflect current standards.

Appeals Committee:

There is currently no activity.

Landscape Committee:

Kay Anderson and Ricki Finnan continue to work on ideas and review the property for landscape matters to be addressed. Kay has three design ideas for consideration at the entry walls. The entries are being reviewed for new signage and landscaping. No further action is being taken on the entry walls until a decision is made on future plans.

Management Report:

Pam Adams reported the following:

Work Orders and Violation Notices are being processed. A report of active projects was presented to the Board. Pam has held meetings on site with many contractors for projects proposed, such as the pump system and lake conditions. Painting of homes continues with very favorable responses from Owners. All information for Phase II homes is now posted on the website. Additional information is also provided for Owners about the painting and stages of painting. Owners are encouraged to review this information.

Street tree removals by the Town are now completed. Irrigation was repaired and sod has been placed in the beds. Driveway repairs by Owners continue.

Old Business:

Painting Project -The painting is in full swing. To date Phase III has been completed. The response from Owners has been great. Work on the common wall is on hold until the tree dropping stops due to staining. A detailed report was provided to the Board of the financial condition of the painting project. The payment plans have been followed and only a very few Owners are late on quarterly payments for paint. The money collected for the project to date and anticipated future collection will pay for the painting project.

Pump Maintenance – Watertronics: Ongoing maintenance is being performed on the pump system. Treasure Coast is monitoring the reports. There have been alarms for high pressure alerts which are being reviewed. A proposal is being prepared for a replacement part needed for reading the monitor. A lock will be added to secure the pump station as needed.

Trash Cans – Two additional trash cans have been ordered and will be installed upon receipt.

Tree Trimming Completed -The palm trees throughout the community were trimmed and street oaks in Phase III were trimmed as per the rotation schedule. Work was completed by Southern Exposure.

Traffic Calming Phase III – Due to ongoing concerns with speeding into and out of Phase III, the Board requested the Town to complete a study on the location and provide their recommendations. The HOA has the final decision if a device would be installed. There are many opinions on this topic. No action is being taken at this time. This matter continues to be evaluated.

Fountain Spray Pattern – The fountain located in front of Phase III does not give the same effect as the one in the back lake. Management has requested a proposal to match the fountain spray nozzle. Future Horizons is continuing to look for the necessary part and will provide a proposal.

New Business:

Website Ideas & Information – Jill Dalton requested the Board to consider adding more items to the Web site for Hamptons. This prompted much discussion on ideas for adding more options to the site. A request was made to determine how many hits the site is getting. Management will request information on this and inform the Board. This matter is of interest to the HOA and will be considered further.

Outflow Pipe Repairs by Town – The Town has notified the HOA that there are 13 outflow pipes being repaired or replaced in the 3 lakes of Hamptons. All work is being handled by the Town. The work is anticipated to begin on April 25 and continue through June.

Lake Bank Edge – Fred Blankenship brought to the attention of the Board the edge of the lake bank and his concerns for the drop off hazard. There was discussion on the matter. The cost to reshape the banks is extreme and would be at the expense of the HOA. No action is planned at this time. Furthermore, the Town is beginning work on the outflow pipes in the lakes, so no work should be planned at this time.

Owner Input – Fred Blankenship brought to the attention of the Board his interest in having more input from Owners on HOA matters. Discussion followed on how Owners are always encouraged to have input, come to meetings and volunteer for projects.

Enforcement of Documents – Fred Blankenship asked how the Board plans to enforce the Documents and rules and regulations. It was suggested by Jules Kitzerow that the Board review the documents and come back with recommendations for consideration. Steve Skakandy recommended that the latest version of the rules be sent to all Board Members for this review. Management will provide this information and the Board will review and bring ideas to the next meeting.

Next Board Meeting: The next meeting of the Board will be May 31, 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