

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

Thursday, January 27, 2011 @ 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
	Director	Ricki Finnan
	Bristol Management	Pamela Adams, LCAM

Open Forum/Non-Agenda Items:

There were a few Owners in attendance. No one requested to speak to the Board.

Minutes:

The minutes of the November 30 Board Meeting were not reviewed. The Board will review the minutes and approval will be made at the next meeting.

Presidents Report:

Lou Marcati brought the Board Members and Owners present up to date on many projects. The Holiday Parade was a huge success. Although it rained by the time the third phase was traveled, many Owners participated and feedback from the community was great. Many vendors participated in the parade along with Santa's arrival. The painting project is resuming. The overall response to date has been very positive. Irrigation concerns continue with the pump system having ongoing problems. Additional issues have surfaced with lack of response from the Pump Serviceman. The Town notified Hamptons that there is currently no timetable for the next tree removal project.

Financials:

Pam Adams introduced Peggy Bertsche of Bristol Management. Peggy handles the Hamptons Accounting. Peggy reported on the financials. The year-end budget reflects ending with a surplus. Delinquent accounts remain at a high number due to current conditions. The CDARS are in good order at this time. Due to receipt of paint funding and 1st quarter dues payments, there are funds needing to be transferred to another bank to secure FDIC insurance. The Board approved the motion by Dick Thomas to move \$100,000 from Enterprise to TD Bank Money Market Account. Further review of the funds will be sent to the Board for any further required funds transfer. The Board asked Peggy some questions related to the accounting practices and thanked her for her work with the Hamptons. Delinquent accounts with the Attorney will be reviewed for possible steps to foreclose by the HOA. Owners who chose the two payment plan for the paint project will receive an invoice for final payment to be made by February 15. A late fee of \$20 will be assessed if not paid.

Committee Reports:

ACC:

George Lipinski was not in attendance. ACC applications are processed when received. There are no current applications. An ACC violation was sent out for a fence installed without ACC review or approval.

Appeals Committee:

There is currently no activity.

Landscape Committee:

The landscape of the community looks great. Considering the recent conditions with cold weather and dry conditions, the property is in good condition. The lakes are very low. In an effort to preserve water, the irrigation system was cut back to 2 days per week. Ricki Finnan and Kay Anderson discussed maintenance of the crepe myrtle trees for the best growth potential. The landscaper will be notified to trim these trees now and fertilize in March. Additionally, ornamental grasses will be requested for a crew cut. Oak trees installed last year should be pruned/trimmed by landscaper. A work order will be issued for this work.

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 will resume on January 28 in Phase III. All information for Phase III 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.

Old Business:

Tree Removal/Sidewalk/Gutter Repairs by Town: Additional work has been authorized by the Town for tree removal and ultimately the sidewalk and curb repair. Presently the Town has notified Hamptons that the project start date is unknown.

Painting Project: The painting will resume on January 28 in Phase III. The common wall will be worked on at the same time. Phase II have been sent their color choice letters. Information is being posted on the Website for Owners use. An Owner once again presented the Board a sampling of letters distributed related to the downspout painting. No action was taken by the Board. Downspouts will be painted to match the color of the exterior walls. Wall repairs were completed where located.

Roadway Markers: New roadway markers have been installed at all entrances.

Police Patrols for Holiday Season: The Board employed Jupiter Police to have additional patrols in the Hamptons during the Holiday period. This was 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 supplied the Board with a review of violations reported during the patrols.

New Business:

Annual Meeting 2011 – The 2011 Annual Meeting is scheduled for Thursday, March 24, 2011 at the Town of Jupiter Community Building. It was suggested that Gary Fields, Attorney for the HOA be invited to discuss current conditions related to delinquent properties and other legal aspects of HOA's.

Allocate Reserve Interest: The Board considered allocation of interest earned on the Reserve Account. It was agreed that the funds would be held in the E F & P Account.

Irrigation Controllers: Treasure Coast Irrigation presented a proposal for replacement of two irrigation controllers located along Indian Creek Parkway. Dick Thomas motioned to approve the replacement at a cost of \$575.00, seconded by Rich Miller and passed unanimously. Treasure Coast will be notified to install.

ACC Committee Member Dismissal: The Board of Directors discussed the ACC Committee Members and their appointment by the Board. After discussion, it was recommended that Fred Blankenship be removed from the ACC Committee. Management will notify Mr. Blankenship of his removal from the committee and thank him for his service.

Pump Maintenance – Watertronics: After repeated attempts to contact the current technician for the Irrigation Pump System and limited response, the Board agreed that another source is needed for these repairs. The manufacturer was previously contacted for recommendation of a new service provider. Pete Ross was contacted. An on-site meeting to review the pump station revealed the surge protector was not functioning. A verbal proposal was received for this repair at a cost of approximately \$750. The unit will be tested at that time. Dick Thomas motioned to approve this repair at a cost not to exceed \$1,000. Ricki Finnan seconded and the motion passed unanimously.

Lake Dredging: It was suggested that the lake be dredged again to allow for additional water to accumulate under the pump for irrigation. A proposal was received from Anchor Marine, who did the work last time. The cost for the dredging and resulting geo-tube to be installed along the lake bank was \$3,000. The Board requested further review of costs to raise the pump and other expenses related to the project prior to approval.

Entry Wall Signs, Lights & Landscape Renovations: Rich Miller is investigating options for improvements to the entry walls. These improvements would include new signs, updated lighting and landscape.

Entry Wall Stone Enhancements: Following the pressure cleaning of the front walls it was noticed that the stone looked great. It was suggested that a sealant be considered to bring out the appearance of the stone. Management will contact Regal Paint for suggestions.

Fountain Pressure – The fountain will be checked for maximum pressure by Rich and Lou.

Next Board Meeting: The next meeting of the Board will be Thursday, February 24, 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