

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

Tuesday, June 23, 2011 @ 6:00 p.m.
Location: Bristol Management Office

MINUTES

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

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

Open Forum/Non-Agenda Items:

There were many Owners in attendance.

A homeowner reported that his back metal fence that was recently painted still is peeling. Management will contact Paint Manufacturer to review and recommend proper repairs.

One resident asked about the appointment of a Board Member. She was informed this was on the agenda for discussion.

A resident who owns a pick-up truck questioned the rules for parking, question on Comcast and comments on vendors.

SPECIAL GUEST: Ryan Copple, Esq.

Mr. Copple is an attorney who represents Homeowners and Condominiums. He discussed his procedures for collection of bad debt and other legal matters for the Association. There were questions and answers related to these procedures. Mr. Copple left his information for the Board to consider to have Mr. Copple represent Hamptons HOA. The Board thanked Mr. Copple for his time and information.

SPECIAL GUEST: Dan Eagle – GelTech Solutions:

Mr. Eagle attended the meeting to preview a product to the Board for retaining moisture in the soil during drought conditions. There was much discussion on this product and how it would benefit the community. It was determined that an area would be tested on common property to see if there was a significant change in the conditions. Management will communicate with Mr. Eagle and inform the Board of the timeframe.

Minutes:

The minutes of the May 31, 2011 Board Meeting were reviewed and approved unanimously. 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 drought continues to be a concern. The Town is finishing their work on the culverts and this has gone smoothly. The golf cart received a new battery and is working well. Painting of the homes continues to move along with Owners very pleased with the final product. There is a chicken reported to be living in Phase I. Code Enforcement has been notified to pursue. Jupiter Police will be placing a decoy car and occasionally a manned vehicle to monitor speeding and other traffic infractions. Lou closed with a statement about Richard Thomas's resignation from the Board. He worked very hard for the Hamptons over the years. Whenever there was a

walk-thru, he was there. Last year Dick decorated the golf cart for the parade single handedly. Linda Thomas also volunteered her time on many projects, including working with other volunteers on the Holiday Parade handouts for the kids. Both Dick and Linda are going to be missed. Lou thanked Dick and Linda for their time and devotion and for his many years on the Board.

Financials:

Jules Kitzerow reported on the financials. The current expenses of the HOA are within budget parameters. Delinquent accounts were discussed for future collection measures to be taken. The Board continues to monitor delinquent accounts and takes action as allowed by law.

Committee Reports:

ACC :

Ricki Finnan reported on the ACC Committee. New Members are working well together. The Committee reviewed carriage lights, hurricane shutters, paint colors and Arbor specifications. Letters will be sent out to Owners noted for violations. Additionally, the Rules and Regulations of the Association were reviewed and changes that were suggested were given to the Board for review. It was agreed that the Rules & Regulations, when updated, will be mailed to all Owners with their quarterly bills. All homes in Hamptons are being photographed for record of property conditions. These will be used for reference in future ACC matters. Signs at the entrances are being reviewed for improvements.

ACC Request for Appeal:

A resident installed a tall solid white fence without ACC approval and the installation is in violation of the current rules. After numerous discussions and consideration, the Board agreed to allow the gate to be lowered to 4' and covered by landscape. The Owner has secured a contractor and work is scheduled to be done.

Landscape:

Ricki Finnan reported some areas of common property that need attention. There was discussion on the prospect of going out for bid on the landscape work. It was suggested that the website have a section for landscape. This is not a problem and can be done through Bristol Management.

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 the Town related to the outflow pipe project lake conditions. Painting of homes continues on schedule. Phase I painting is now in progress.

Old Business:

Painting Project -The painting continues on schedule. To date Phase III and Phase II have been completed. Owners have been appreciative of the work performed by the Coastal crew. Work on the common wall will resume shortly.

Trash Cans – All trash cans now have lids. This will assist in keeping the areas cleaner.

Traffic Calming Phase III – The Town was asked about installation of stop signs at the intersection of Hampton Place and East Hampton Drive entering into Phase III. Based on the study done recently, this does not meet the criteria for stop signs. The Town offered placement of speed advisory signs on the roads. No decision was made on the signs.

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.

Outflow Pipe Repairs by Town – The Town is working on the 13 outflow pipes being repaired or replaced in the 3 lakes of Hamptons. All work is being handled by the Town. The work is nearing completion with Phase One lake in process.

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. After further review by the Board, it was agreed that Jill can represent the Board and meet with the IT person at Bristol to update the website.

Message Center Boards:

The Board reviewed options for message center boards to be installed in the three phases. These boards will be used to post information from the HOA for residents and also an area for residents to post their own notices. The board chose the larger message boards and approved the purchase and installation at a cost not to exceed \$6,000.00. The boards will be ordered.

Owner Request for B-Ball Hoop Storage exception:

A resident requested the Board to consider allowing a basketball hoop to be stored midway on the driveway rather than moved daily to the backyard. Her hardship is she is alone and unable to move the heavy item and her son uses the hoop regularly. The Board was unable to make a determination without having a chance to review the location. After Board Members reviewed the request it was determined that the rules could not be amended for this purpose. It was suggested that the hoop be placed behind the fence facing forward where the child could use it without moving it. This will be passed on to the Owner.

Rules & Regulations and ACC Specifications:

The Board has reviewed the current rules and regulations and has authorized a Committee to bring an updated version to be recommended for updating. Additionally, ACC specifications will be reviewed and information will be suggested on many items including arbors, accordion shutters and coach lights. The Board will review this at the next board meeting.

New Business:

Resignation of Board Member:

Richard Thomas submitted his resignation to the Board effective June 30. Dick has served on the Board of Directors for the past 8 years and has been very involved in all matters of the HOA. Dick will be missed for his contributions and efforts over the years. The Board wished Dick well and thanked him for his contributions.

Appointment of Board Member:

With the resignation of Richard Thomas, the Board is obligated to appoint a replacement person. A motion was made by Jules Kitzerow to appoint Ricki Finnan, seconded by Steve Skakandy and discussion followed. There were questions raised about appointing a prior board member versus giving a new person the opportunity to serve. There was another resident who responded that he would also be interested in serving. After much interaction, Ricki Finnan refused the offer to be appointed based on the negative feedback. The Board determined there would be no vote at this time to appoint a replacement.

Officer Position Appointment:

With the resignation of Richard Thomas, the position of Secretary was left open. Steve Skakandy was asked to fill this position and accepted. He is now acting Vice President and Secretary.

Lake Restoration Proposal:

A proposal was reviewed for Phase I lake bank to have restoration done to repair the lake banks. A proposal was reviewed from Murray Logan for the restoration for a cost of \$6,643.75. The Board decided the work was not needed for the cost.

Tree Trimming Proposal:

The area located behind Phase III along the FPL easement area has not been maintained for some time and the trees need to be trimmed and cleaned up. A proposal was submitted by Southern Exposure to trim the oaks and palms at a cost of \$2,083.00 which was unanimously approved by the Board.

Pressure Cleaning Community:

Management will request proposals for pressure cleaning all driveways, sidewalks and curb gutters throughout the community. Bids will be provided to the Board for review.

Next Board Meeting: The next meeting of the Board will be July 28, 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