

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

Tuesday, May 31, 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
	Secretary	Richard Thomas
	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 appears to be peeling. This was repeated by another resident. The painters will be notified to return and review for needed correction.

A resident wanted to address her concerns and request to the Board to have a sycamore tree removed from her front yard. This matter is on the agenda for discussion. Her input was appreciated.

Minutes:

The minutes of the April 21, 2011 Board Meeting were reviewed. Steve Skakandy motioned to accept the minutes as presented, seconded by Jules Kitzerow. Richard Thomas asked to have the minutes amended. Discussion followed pertaining to the details to be included in the minutes. It was determined that future minutes are to reflect only motions presented and actions to be taken. The motion was amended by Jules to approve the minutes as amended, seconded by Steve and passed 3/2 with Fred and Steve opposed. The amended 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 last tree removal completed by the Town requires the HOA to replant trees in the community. While there is no projected timeframe, the estimated cost to replace the trees will be \$300 each. The painting in Phase III has been completed and Phase II is nearing completion. Phase I is being updated with color choices. Overall, the painting has gone great and Owners are pleased with the final result. The drought conditions continue and no immediate rains are predicted. Watering schedules were lowered to one day per week due to the low water levels. Lou recommended that the schedule be increased to every 5 days to assist in trying to save sod and plant material. It was suggested to ask Treasure Coast Irrigation to plan a Saturday irrigation check for Owners to flag their yards, which can then be repaired. This activity has been done previously and was considered successful in helping with the repairs of irrigation heads. Management will contact Treasure Coast to discuss and set a date.

Financials:

Jules Kitzerow reported on the financials. The current expenses of the HOA are within budget parameters. Steve Skakandy volunteered to investigate current mortgage information on the foreclosure properties which will be sent to the HOA Attorney to pursue accounts that remain idle in foreclosure based on his report.

Committee Reports:

NEW COMMITTEES

The Board approved sending out requests to Owners for interest to serve on a Committee for the HOA. There were 4 responses to the invitation. Discussion followed related to how to best utilize those interested in the current committees; ACC and Landscape. The Board agreed that these two committees will be joined to act on both ACC matters and landscape for the community. Jules Kitzerow motioned to appoint Ricki Finnan Chairperson, seconded by Steve Skakandy and passed unanimously. The previous ACC Chair; George Lipinski will be sent and thank you for his past commitment on the ACC Committee. Additionally, a Rules Committee is to be formed for the review of the rules and recommendations for updates and changes. Jules Kitzerow and Fred Blankenship offered to represent the Board along with the new ACC Committee to review the rules and make the recommendations. There were some residents present that also requested to be on the ACC/Landscape Committee. An updated list of ACC/Landscape Committee Members will be assembled and added to the fact sheet and distributed to the Board. It was agreed that a record of each home should be made by a photo of the front of each residence. This can be used for future matters concerning landscape and home design that may be in question in the future. This project will be completed immediately by ACC Members and Management will keep record of photos.

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 will be notified of the decision and must comply within 30 days of notice.

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. Color selection is in process for Phase I homes and will be posted on the website when complete. Additional information is also provided for Owners about the painting and stages of painting. Owners are encouraged to review this information. Phase II will be completed soon.

Old Business:

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

Trash Cans – Two additional trash cans have been installed and Southern Exposure has been notified to add them to their pick up weekly.

Traffic Calming Phase III – Based on limited interest in obtaining a traffic calming table at the entrance to Phase III, this project will not be pursued.

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 has been stopped but will resume and continue through June.

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. The Board requested a fee schedule for the web design work. Management will provide the costs for the Board to review.

New Business:

Pump Maintenance – Watertronics: Ongoing maintenance has been performed on the pump system. Treasure Coast is monitoring the reports. Due to alarms for high pressure alerts, a proposal was submitted for a new magnetic touch-screen display needed for reading the monitor by Biscayne Electric Motor & Pump for \$2,705.94. Fred Blankenship motioned to accept the proposal, seconded by Steve Skakandy and passed 5-0. A lock has been added to secure the pump station as needed.

Owner Request for Payment Consideration:

A Owner who recently gained employment was able to pay the paint assessment in full and it was determined she fulfilled her obligation.

Owners Request for Tree Removal:

There have been three requests recently for the HOA to remove dying Maple trees located in the front yards of residences. After discussion, it was agreed that this is the responsibility of the Homeowner to pay for removal and any replacement necessary. An ACC application must be submitted prior to any changes. Southern Exposure had quoted \$180.00 to remove the trees reviewed. This information will be passed on to the Owners.

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. This Committee will set meetings to prepare this information for the Board.

Storm Information & To Do for Residents:

Jules Kitzerow asked the Board to consider sending information to residents of Hamptons in anticipation of storm season with suggestions for preparation, recommending tree trimming be done now and distribute to Owners by hand. The Board was very receptive of this idea and asked Jules to proceed with her ideas. A Hurricane Guide will also be distributed if they can be acquired in bulk.

Hurricane Preparedness Plan 2011:

The Board was presented with a plan from Management providing details of anticipated action when under threat of storm activity. Southern Exposure provided his plan to provide response and Bristol Management was given authority to act on clearing roads and up righting trees without further Board authority up to \$10,000. in case communication is disrupted. Steve Skakandy motioned to approve, Jules seconded and the Board passed unanimously.

Message Center Boards:

In an effort to inform Hampton Residents of news and provide a location to post notices for both the HOA and Residents, Jill Dalton asked the Board to consider a message board at the entry to each Phase. It was stated that these were used a long time ago and were removed. Jill offered to be in charge of keeping the boards information and a source for Owners to get the information to. With that offer, the Board agreed to look into a message board currently stored and see if it can be used. This will be placed on common ground in Phase III and will test the process. If successful, additional boards may be added in other phases.

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 each Board Member reviews the request they will make their recommendation to the ACC and the Owner will be advised.

Next Board Meeting: The next meeting of the Board will be June 23, 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