

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

**Tuesday, November 15, 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
	Director	Ricki Finnan
	Treasurer	Jules Kitzerow
	Bristol Management	Pamela Adams, LCAM

There were a couple of Owners in attendance.

Minutes:

The minutes of the October 27, 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 HOA matters. Holiday lights are in process of being installed and will be lit for Thanksgiving Holiday. Mulch that was approved is now being installed. The lake levels have improved over the past months with help from rains and lowered usage of irrigation. The irrigation system is showing signs of age with some large pipe break occurring underground. The new landscape looks great at the entryways. It was suggested that plant coverings for possible freeze during the winter be invested in if economical and stored in the pump house for use when needed. Management will look into this.

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. The Attorney for the HOA has sent in two accounts for the HOA to file a Complaint to foreclose the property. Due to the lack of response from these accounts to date it was advised to proceed. The cost to move forward is \$600 for each account. Ricki Finnan motioned to approve moving forward with the two accounts recommended by Counsel at a cost of \$1,200, seconded by Jules Kitzerow and passed 3-0. The 2012 Operating Budget has been completed and will be voted on tonight.

Committee Reports:

ACC :

Ricki Finnan reported on the ACC Committee. A recent approved application was for hurricane panels and was approved.

Landscape:

Ricki Finnan reported on the landscape projects for the community. Front Entryways have been completed with new landscape and lighting with great results. Irrigation has been checked for proper coverage.

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.

Old Business

Painting Project:

The painting has concluded. The Paint Contractor will be contacted to follow up with any final touch ups.

PB Post – Neighborhood of the Week:

The PB Post has a special article weekly highlighting communities throughout South Florida. Management is working with the person in charge at PB Post to have Hamptons be highlighted. The P B Post has projected that Hamptons will be put in the January edition.

Street Light Improvements:

There was discussion on the need for additional street lighting in the community. Steve Skakandy is doing some investigation into what is needed for this to be considered and will report back to the Board. Steve was not in attendance to report.

New Business:

2012 Draft Budget:

The 2012 Budget was sent to all Members with no increase in the assessments for 2012. Fred Blankenship was not present but requested to be called for the Budget vote. A call was placed to the number provided, however the phone went to message. A quorum of the Board was in attendance. Jules Kitzerow motioned to approve the 2012 Budget as presented at \$435.00 per quarter, seconded by Ricki Finnan and approved 3-0.

Vandalism of Common Property:

A recent incident at the Phase III entry was reported to Jupiter Police when newly installed light fixtures were destroyed and a fire was set to landscape plants behind the entry wall. Two youths were found at the location but were not able to be positively identified as the perpetrators. The HOA has requested additional patrols by JPD to assist in stopping this activity. A letter and bill was presented to the Parent of the child who was determined to be at fault for the vandalism. Security measures were discussed for future options to help in this matter.

Open Forum/Non-Agenda Items:

A resident asked about the possibility of collecting capital contributions on all sales in Hamptons as a way to increase funds for the HOA. The Board agreed this sounded like a good idea, however, it would require a vote of the membership, which is very difficult to achieve.

Updating of the Documents of the Association was discussed to have them brought up to current conditions and times. It was suggested that the Capital Contribution idea could be included in this action.

Next Board Meeting: The next meeting of the Board will be Tuesday, January 26, 2012.

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