

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

**Thursday, September 22, 2011 @ 6:00 p.m.  
Location: Bristol Management Office**

**MINUTES**

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

<b>Present:</b>	<b>President</b>	<b>Lou Marcati</b>
	<b>Director</b>	<b>Fred Blankenship</b>
	<b>Director</b>	<b>Ricki Finnan</b>
	<b>Bristol Management</b>	<b>Pamela Adams, LCAM</b>

There were a few Owners in attendance.

**Minutes:**

The minutes of the September 1, 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. Painting has been completed on all homes. The lakes are filling up nicely and the lights have been adjusted to come on earlier. There are a few homes that have not taken needed action to clean the roof and the HOA is looking into options for the HOA to take. Pressure cleaning is now under way and scheduled to be completed in the next week. The Landscape Committee has been hard at work reviewing the common grounds with the Landscaper and has ideas and proposals to share. The HOA is in good financial condition.

**Financials:**

Pam Adams reported on the financials in Jules absence. 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 2012 Operating Budget is now being drafted.

**Committee Reports:**

**ACC :**

Ricki Finnan reported on the ACC Committee. Recent approved applications included hurricane windows, patio awning, patio roof, shutters and a satellite dish.

**Landscape:**

Kay Anderson reviewed the proposals for landscape improvements that were prepared. The entryways are being considered for improvements and a proposal was reviewed. It was recommended that a drawing be completed to assist in the review. Kay will request a drawing for the Board to review. There are funds available for this project in the budget. Lighting at the entryways needs to be addressed. An electrician is being asked to review and give needed recommendations for what is there and what is needed. Mulch for the entry roads and along Pinetree Trail was approved unanimously. The rotation of oak tree trimming is now due for Phase II. The Board unanimously approved the trimming of all oaks in Phase II and along the wall of Maplewood and Pinetree Trail at a cost of \$7,735.00 which is budgeted for.

### **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. Any needed touch ups will be scheduled for the painters to return to complete in the near future. The resulting finished paint job is exceptional and the Community looks great.

#### **Website Ideas & Information:**

The website is now available for posting by Hamptons Residents. There is classified advertising, real estate ads and other items that you can post. Information is available through the website 'bristolmanagement.com'.

#### **Message Center Boards:**

Message Center Boards were installed at the three phases. These boards will be used by the HOA to post information about the community and the message board also has space for Owners to post notices. The placement of the Board in Phase III will be relocated.

#### **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.

#### **TD Bank – Affinity Program:**

Maria Friedman with TD Bank announced the Affinity Program to the Board last month and the Board was interested in the concept. It was agreed that a community meeting, sponsored by the Bank, should be held to inform the Hamptons Residents of the program. The meeting was held on September 21 at the Jupiter Community Center, however, only a few residents attended.

#### **Pressure Cleaning Community:**

Pressure Cleaning has begun. JT Pressure Cleaning will be completing all driveways, front walks, sidewalks and curb gutters throughout the community. Owners are encouraged to contact them for additional cleaning that may be needed at their homes.

### **New Business:**

#### **Entry Wall Improvements:**

The entryway to all phases of the Hamptons is the focal point of the community. There has been discussion on what improvements should be considered. Signs, lighting and landscape all need to be considered for improvement. Paint colors for the entry signs were changed and the signs were painted. Additional work is being reviewed and proposals will be requested.

#### **Street Light Improvements:**

There was discussion on the need for additional street lighting in the community. Steve Skakandy offered to do some investigation into what is needed for this to be considered and will report back to the Board.

#### **Holiday Parade Needs Volunteers:**

A notice will be posted on the website and in the message centers requesting volunteers to assist in the Holiday Parade Project. Deadline is Oct. 10 for a Committee or the Parade will not be held this year.

**Owner Request for Tree Removal:**

A street tree continues to lift the driveway of a resident. The HOA does not pay to remove the street trees, as this is done by the Town. The Board approves the removal of the tree, but at no expense to the HOA. Another tree in the neighbor's yard that is causing problems would require the Owner of the tree to request the removal and pay for the cost to remove. The Owner will be notified.

**2012 Draft Budget:**

The Board reviewed a preliminary Draft Budget prepared by Management based on 2011 year end projections and 2012 anticipated projects. The budget will continue to be worked on with the intent of not having an increase to the dues.

**Open Forum/Non-Agenda Items:**

There was a concern about 2 driveway repairs made recently that were not done properly. Management will request Code Enforcement to review and determine what needs to be done.

**Next Board Meeting:** The next meeting of the Board will be October 27, 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