

# The Hamptons

## At Maplewood

Approved Date: \_\_\_\_\_, 2004

**Subject:** Minutes of Board of Directors, October 28, 2004

**A quorum of directors being present, Treasurer Peter René called the meeting to order at 7:07 p.m. at the Bristol Management Office.** Directors present: J. Randazzo, P. René, L. Coffey and R. Thomas. C Scalzo was absent. Steve Inglis was present representing Bristol Management Services.

J. Randazzo moved to suspend the agenda to confer with Ed Gailbrath of Total Maintenance Inc. to discuss the last stage of hurricane debris and stump removal.

Ed reported that we had 18-20 stumps to remove between the sidewalks and curbs.

Initial cost estimates are: \$7,500 for stump removal  
4,000 for Irrigation repairs  
750 for soil replacement

Total \$12,250

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**Minutes:** L. Coffey moved to approve the minutes of September 23, 2004. Second by J. Randazzo, Yes, P. René, J. Randazzo, and L. Coffey. R. Thomas abstained (was not in attendance)

**ACC REPORT:** The committee met and discussed the possibility of roof changes and tile styles. Approximate costs to homeowners at today's prices would be 32 squares of tile @ \$600 per square for removal and replacement. Discussion took place and determined that this would be presented to the members at the annual meeting.

**FINANCIAL REPORT:** P. René explained the reserve expenditures and debt service. He also stated that there was a possibility that a surplus was eminent.

**SECRETARY REPORT:** There was no correspondence to the Board.

**Management Report:** Managers report is attached.

**OLD BUSINESS:** No old business was moved.

**NEW BUSINESS:** J. Randazzo moved to authorize the removal of the 18-20 tree stumps presented by Total Maintenance, the irrigation repairs and soil as needed not to exceed \$13,000. Second, R. Thomas, Passed unanimously.

R. Thomas moved to spend \$2,500 for specifications to be drawn for tile roof replacements. Second, L. Coffey. Passed Unanimously.

Homeowner comments and concerns were received at this time.

**ADJOURNMENT:** Motion to adjourn R. Thomas at 9:50 PM, Second by L. Coffey, Passed Unanimously. Next meeting to take place on November 18, 2004.

Respectfully Submitted,

Joseph Randazzo, Secretary  
The Hamptons at Maplewood H.O.A