

The Hamptons At Maplewood

Approved Date: July 29, 2004

Subject: Minutes of Board of Directors, June 24, 2004

A quorum of directors being present, President Colleen Scalzo called the meeting to order at 7:06 p.m. at the Bristol Management Office. Directors present: C. Scalzo, J. Randazzo, R. Thomas, P. René, and L. Coffey. Carolynne Casale was present representing Bristol Management Services.

Minutes: C. Scalzo moved to approve the minutes of May 27, 2004. Second by J. Randazzo, passed unanimously.

FINANCIAL REPORT: Report presented by P. René. Discussion ensued about line items and again requested that certain items be sent out for bids. Discussion arose that Total Maintenance should revisit the work performed for the Phase one tree trimming.

ACC REPORT: L. Coffey moved to appoint Joann Callahan and Carl Wallace to the ACC Committee. Second: J. Randazzo, passed unanimously.

SECRETARY REPORT: There was no correspondence to the Board.

Management Report: The manager's full report is attached to the minutes.

J. Randazzo moved to have a letter of clarification sent to homeowners concerning the raised concrete and that such letter is included with the July billing of the Maintenance Fee.

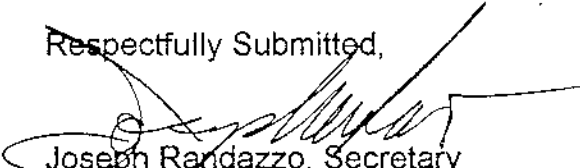
OLD BUSINESS: Comments from those homeowners in attendance.

NEW BUSINESS: No new business motions were presented.

ADJOURNMENT: Motion to adjourn C. Scalzo at 8:44 PM, Second by P. René, Passed Unanimously.

Next meeting to take place on July 29, 2004, due to the scheduling problems with a majority of Board members.

Respectfully Submitted,


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