

The Hamptons

At Maplewood

Approved Date: _____, 2005

Subject: Minutes of Board of Directors, November 18, 2004

A quorum of directors being present, President Colleen Scalzo called the meeting to order at 7:10 p.m. at the Bristol Management Office. Directors present: C. Scalzo, J. Randazzo, P. René, L. Coffey and R. Thomas. Carolynne Cassle was present representing Bristol Management Services.

Minutes: L. Coffey moved to approve the minutes of October 28, 2004. Second by R. Thomas, Passed unanimously.

ACC REPORT: No Report, work is in progress..

FINANCIAL REPORT: L. Coffey moved to approve the budget for 2005 as submitted to the members of the association. Seconded by R. Thomas, passed unanimously.

J Randazzo moved that a special assessment be imposed to replenish the reserve funds that were used to pay for hurricane related damage and clean-up. The dollar amount shall be determined as the sum of the bills from the vendors for hurricane damage. Seconded by C. Scalzo.

J. Randazzo moved to amend the motion to assess based on funds to pay for the damage and clean up but that the cash reserves shall not exceed \$175,000 and that the assessment shall be due by May1, 2005. Amendment seconded by P. René, passed unanimously.

Motion as amended passed unanimously.

SECRETARY REPORT: There was no correspondence to the Board.

Management Report: Managers report is attached.

OLD BUSINESS: L. Coffey moved to accept the bid from Total Maintenance for the Trimming of the Palm Trees. Seconded by C. Scalzo, passed unanimously.

NEW BUSINESS: There was no new business.

Homeowner comments and concerns were received at this time.

ADJOURNMENT: Motion to adjourn R. Thomas at 9:27 PM, Second by L. coffey, Passed Unanimously. Next meeting to take place on January 27, 2005.

Respectfully Submitted,

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