

The Hamptons

At Maplewood

Approved Date: 10-28, 2004

Subject: Minutes of Board of Directors, September 23, 2004

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

Due to the approach of Hurricane Francis, no meeting was held in August.

Minutes: J. Randazzo moved to approve the minutes of July 29, 2004. Second by L Coffey, passed unanimously.

J. Randazzo moved to suspend the agenda to form the 2005 budget. Second C. Scalzo, passed unanimously.

FINANCIAL REPORT: Report presented by P. René. All matters are status quo. P. René moved to approve all Hurricane Frances costs to be paid from reserves. Second J. Randazzo, passed unanimously.

J. Randazzo moved to accept the bid for pressure cleaning from JT Pressure Cleaning for \$12,150. Second L.Coffey, passed unanimously.

J. Randazzo moved to approve the proposed budget to be mailed to homeowners. Second by L. Coffey, passed unanimously.

ACC REPORT: No report was made other than approval of standard items.

SECRETARY REPORT: There was no correspondence to the Board.

Management Report: Managers report is attached. Some concerns over landscaping losses from Hurricane Francis hurricane, most of which were addressed.

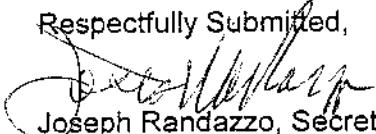
OLD BUSINESS: Comments from those homeowners in attendance.

NEW BUSINESS: P. René moved to adopt an Emergency procedure that allows the property management company to authorize alleviating emergency conditions at a reasonable cost. Second J. Randazzo, passed unanimously.

Homeowner comments were addressed at this time.

ADJOURNMENT: Motion to adjourn C. Scalzo at 9:54 PM, Second by L. Coffey, Passed Unanimously. Next meeting to take place on October 28, 2004.

Respectfully Submitted,


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

Items that need to be discussed regarding the successful completion of Botanica

1. Upgraded level of service of the Preserves
 - a. Boardwalk maintenance
 - b. Sweeping street
 - c. Bush hogging lots
 - d. Littoral zones
 - e. Pine needle 10 foot buffer into Preserve
2. Reimbursement for Hurricane clean-up, estimate
3. Cash flow on normal Association expense – prepay
4. Road turnover Northern – Association – Town
5. Budget – Plan
Actuals

Development – Operation - Association