



Pine Tree Trail, Jupiter, Florida

Minutes of Board of Directors, December 15, 2005

[Approved: _____, 2006]

President Colleen Scalzo called the meeting to order at 7:20 p.m. at the Bristol Offices. Directors present: C. Scalzo, C. Godfrey, L. Coffey, R. Thomas and P. René. Steve Inglis represented Bristol Management Services.

Approved 5/0 Motion to approve minutes of 11/10/05. Motion P. Rene, Second C. Godfrey.

ACC REPORT: A quorum was not present. Metal roofing material was discussed. Gerard Roofing gave presentation of metal roofs.

FINANCIAL REPORT: C. Godfrey reported budget for 2005 will be \$13,000- \$15,000 over allowed funds due to increased costs in cable fees, sprinkler maintenance and oak tree maintenance. All hurricane costs have not been received, including master POA.

OLD BUSINESS:

The problems with oak trees and sidewalks will be addressed in January by the Town of Jupiter. Steve Inglis of Bristol will keep us informed of discussions.

The Board agreed to follow the legal opinion from Gary Fields regarding fence changes and operation of a business from a residence.

New irrigation pump will proceed by the summer, but new updated software to be investigated.

NEW BUSINESS:

Hurricane cleanup cost update still awaiting final figures.

New application fee of \$100.00 is in effect. Steve Inglis to make sure this is corrected on web site and all appropriate forms.

Excess signage (Roofers, Realtors etc...) in community must be placed according to standards in Homeowner documents until revised.

ADJOURNMENT: Motion to adjourn the meeting at 9:05 p.m. by C. Scalzo, Second L. Coffey. The next meeting will be 01/27/06.

Respectfully Submitted,

Lisa Coffey, Secretary-Board of Directors