



Pine Tree Trail, Jupiter, Florida

Minutes of Board of Directors, July 28, 2005

[Approved: _____, 2005]

President Colleen Scalzo called the meeting to order at 7:10 p.m. at the Bristol Offices. Directors present: C. Scalzo, C. Godfrey, L. Coffey, and R. Thomas and P. René. Carolynne Casale LCAM, represented Bristol Management Services.

Minutes of June 23, 2005 and July 21, 2005 board of directors meeting approved as read, 5/0. Motion by C. Godfrey, second by R. Thomas.

ACC REPORT: William Schmidt discussed updating aluminum fence requirements.

LANDSCAPING COMMITTEE: Two people were appointed to the committee, Kay Anderson of 118 Hampton Circle and Rudi Knodt of 237 Hampton Place.

FINANCIAL REPORT: C. Godfrey reported on painting assessments in collection. The landscaping and irrigation budget needs better monitoring by management. Manager must review expenditures for plant replacement at individual homes.

SECRETARY REPORT: There was no correspondence to the Board.

MANAGEMENT REPORT: The manager's full report is attached to the minutes. Tart Concrete is to pull off boxes by mailboxes.

OLD BUSINESS: C. Godfrey is still working on irrigation plans for new system. There are still problems with our current system that are being worked on to keep the sprinklers running until a new system is in place. A note is to be placed in the newsletter to inform residents of our current problems.

NEW BUSINESS: The board plans to review the Application for Sale/Lease process at the August 25 meeting, including the amount of the fee applicable to this process. The truck parking problem will be discussed on August 25. Aluminum fence to be repaired in Phase I common area.

ADJOURNMENT: Motion to adjourn the meeting at 10:07 p.m. Next meeting 8/25/05.

Respectfully Submitted,

Lisa Coffey, Secretary-Board of Directors