



Pine Tree Trail, Jupiter, Florida

Approved Date: _____, 2005

Subject: [Minutes of Board of Directors, May 26, 2005](#)

Directors present: Charles Godfrey, Peter René and Richard Thomas. Colleen Scalzo and Lisa Coffey were absent. Carolynne Casale was present representing Bristol Management Services.

A quorum of directors being present, Richard Thomas, nominated to chair the meeting, called the meeting to order at 7:18 p.m. at the Bristol Management Office.

Minutes: A motion was made by Peter Rene to approve the minutes of April 28, 2005. A second motion was made by Charles Godfrey and unanimously passed.

ACC REPORT: William Schmidt presented a summary report of the architectural changes within the Community. He suggested that the ARB Committed should review the existing architectural standards in an effort to broaden the scope of the current standards. Additions, amendments and enhancements were needed in this area. He will issue a report to the Board when this has been finalized. Since Mr. Schmidt will be away for the month of June, he advised that Joanne Callahan (120 EHW) would fill in as ACC Chairman during his absence.

LANDSCAPING COMMITTEE: Susan Schmidt suggested to the Board that the Landscaping Committee propose a community-landscaping plan, one for each phase, common areas and perimeter areas (Pinetree Trail and Indian Creek Parkway). The aim of this committee was to ensure that all homes received the attention and landscaping needed to increase their current market value and enhance the aesthetics of The Hamptons. The Committee will work on this project during the summer and hope to have a proposal to the Board in September, in time for the budget review. Mrs. Schmidt also proposed the installation of “pooper scooper” bag containers throughout the three phrases in an effort to reduce the nuisance currently affecting the neighborhood. This item will be placed on the June agenda for further discussion.

FINANCIAL REPORT: Charles Godfrey and Peter René reviewed the financial reports for the month of April 2005. The special assessment funds were being collected and should be received by the Accounting Department no later than May 31st.

SECRETARY REPORT: Lisa Coffey was not present to make a report.

Management Report: Managers report is attached.

OLD BUSINESS:

Drainage: A letter was sent to David Rotar on May 19th on behalf of the Board approving the Town of Jupiter to take over the ownership and maintenance responsibility of the storm drainage systems within the Hamptons HOA.



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Drainage Swale Repairs: An email was sent on May 19th to Spencer Blumer regarding the raised drainage swales within the Hamptons that needed to be repaired.

NEW BUSINESS:

New Pumping Station: A motion was made by Charles Godfrey to have a survey (not to exceed \$2,000.00) done of the lakebed in an effort to locate the deepest area of the lake for the new pumping station underground pipe installation. The motion was seconded by Richard Thomas and unanimously passed.

Tree Replacement Along Pinetree Trail: Bristol Management reported that the information received from Total Maintenance concerning the materials to be used in this landscaping project were not satisfactory. Charles Godfrey volunteered to contact Troy Holloway to request him to prepare a professional landscaping plan for this area. This item was tabled and would be included in the June agenda for further discussion.

Postal Concrete Slabs: A motion was made by Charles Godfrey to accept the proposal from Tart's Artistic for the repair of the concrete slabs holding the postal boxes, on the provision that the cost did not exceed \$6,000.00; Peter Rene seconded the motion and it was unanimously passed.

Community Newsletter: Charles Godfrey suggested that the Board contribute to a quarterly newsletter (no more than four pages) to be mailed with the quarterly assessment. It should contain articles from the President, a Treasurer's report, reports from the ARB Committee and Landscaping Committee. Other notices about irrigation, community activities, etc. should also be included. He reiterated that this was one of the best means of communication within the Community and it should contain interesting and informative commentaries.

ADJOURNMENT: With no further business to discuss, Charles Godfrey made a motion to adjourn at 9:45 pm; the motion was seconded by Richard Thomas and unanimously passed. The next Board meeting is scheduled to take place on June 23, 2005.

Respectfully Submitted,

Carolynne Casale, LCAM
For and on behalf of the Board of Directors