



Pine Tree Trail, Jupiter, Florida

Minutes of Board of Directors, January 26, 2006 [Approved: 2.23. 2006]

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

Approved 5/0 Motion to approve minutes of 12/15/05. Motion P. Rene, Second C. Scalzo.

ACC REPORT: A suggestion was made to the BOD to add to the documents that no two stories are allowed to be constructed in the Hamptons. Roofs need to be cleaned. Manager should make a detailed list of which homeowners are replacing their roofs and forward a letter to the other homes that need cleaning.

FINANCIAL REPORT: C. Godfrey absent. P. Rene reviewed financial statements. There is a deficit for 2005. All hurricane costs still have not been received, including master POA. C. Godfrey letter attached regarding year end results. A special assessment will occur once all costs are received.

SECRETARY'S REPORT: Letter of resignation from Susan Schmidt on Landscaping Committee.

OLD BUSINESS: The BOD directed manger to cancel contract with aluminum fence company that has still not fixed Phase I fence. Manager to receive bids to finish trimming trees with dangling branches as a result of hurricane.

NEW BUSINESS: ACC Committee needs a chairman appointed. This will be addressed at the next meeting. The annual meeting will be at Jupiter's Community Center on 03/30/06.

ADJOURNMENT: Motion to adjourn the meeting at 9:36 p.m. by C. Scalzo, Second R. Thomas. The next meeting will be 02/23/06.

Respectfully Submitted,

Lisa Coffey, Secretary-Board of Directors