



Pine Tree Trail, Jupiter, Florida

**Minutes of Board of Directors, February 23, 2006** [Approved: March 23, 2006]

**President Colleen Scalzo called the meeting to order at 7:19 p.m. at the Bristol Offices.** Directors present: C. Scalzo, L. Coffey, R. Thomas, C. Godfrey and P. René. Carolynne Casale represented Bristol Management Services.

**Approved 5/0** Motion to approve minutes of 01/26/06. Motion P. Rene, Second C. Scalzo.

**ACC REPORT:** Roof Tiles approved similar in color to tiles already approved on master list. The metal roof resembling a roll tile was presented to the board for the annual meeting. The ACC vote regarding the metal roof was 2-1. G.Litinski not in favor, J.Callahan and S. Berg in favor. ACC suggests Board present metal roof at annual meeting to get community's input.

**FINANCIAL REPORT:** C. Godfrey discussed owner that will not pay for paint assessment will go to court. Also, an invoice approval process is needed to better monitor vendor bills. The property manager is to sign and date each invoice.

**SECRETARY'S REPORT:** No correspondence.

**OLD BUSINESS: Approved 3/2** Motion to authorize manager to negotiate a best price and do a final review with Southern Yardscapes and Palm Coast proposals. Manager is to make a selection between the two and place order to proceed with tree work. Motion C. Scalzo, Second P. Rene, C. Godfrey in favor. R. Thomas and L. Coffey opposed.

The legal opinion from attorney regarding two story homes was that architectural standards be modified.

**NEW BUSINESS: Approved 5/0** Motion to appoint Richard Miller to ACC. Motion C. Scalzo, Second P. Rene.

**ADJOURNMENT:** Motion to adjourn the meeting at 9:45 p.m. by C. Scalzo, Second R. Thomas. The next meeting will be 03/23/06.

Respectfully Submitted,

*Lisa Coffey*

Lisa Coffey, Secretary-Board of Directors