



Minutes of the Board of Directors Meeting, December 7, 2006

Approved: January 25, 2007.

Call to Order:

President Peter Rene called the meeting to order at 7:03 p.m. at the Bristol Office.

Directors present: Peter Rene, Lou Marcati, Colleen Scalzo, Charlie Godfrey, and Steve Inglis represented Bristol Management Services. Richard Thomas was not present.

Crime Watch: Officer Kristi Coleman of the Jupiter Police Department spoke about Crime Watch and the various crimes that have happened in the community – a murder and 4 burglaries. Kristi felt a Crime Watch would be very useful as a deterrent. Lou Marcati presented a letter to be sent to every owner about signing up for the Crime Watch Committee. It was agreed that Officer Coleman attend the Annual Meeting and speak about the Crime Watch and how important it is for all owners to participate.

Motion: Minutes from the October 26, 2006 Board meeting: A motion was made, seconded, and unanimously approved to accept the minutes as presented.

Motion: 2007 Budget: The Board answered questions after lengthy discussion regarding the 2007 Budget. It was noted there is an increase in the line items for Reserves and Cable TV. The Board unanimously approved the 2007 Budget as presented.

Motion: ACC: Discussion was held regarding the elevation for additional garage space to match the existing space at 273 Sussex Circle (Denise & George Sanderson). The Board approved it conceptually, and that the working drawings be re-submitted.

Discussion was held regarding large major ACC requests, and the possibility of requiring a \$1,000.00 contractor deposit to ensure the owner/contractor does not damage common property and complies with the Association rules and regulations. No action was taken. A form is to be finalized and resubmitted for the Board's final approval.

Financials: Everything appears to be in line on the November financials. The Board unanimously approved the November financials as presented. (See the December 4th, 2006 letter on late fees and collection for a Special Assessment.)

Manager's Report: See attached report.

Old Business: Irrigation: After review, Charlie Godfrey made the recommendation to stay with Treasure Coast Irrigation.



Pine Tree Trail, Jupiter, Florida

Fountain: It was reported that the light at the fountain is out.

Pump Station: The Pump Station is working, but the internet monitoring is not working as designed. Charlie Godfrey is working on the calibration of the valves. A meeting on about the computer monitoring is scheduled for Monday at 11:00 a.m.

Motion: It was also agreed to convert the old Pump Station to one working station, and the other for a storage room. Estimated cost is \$4,500.00. The motion passed unanimously.

New Business: Discussion on violations.

Adjournment: Adjourned at 9:25 p.m. Next meeting will be January 25th, 2007.

Respectfully submitted,

Steve Inglis, PCAM
For and on behalf of the Board of Directors

Cc: Board of Directors