



Pine Tree Trail, Jupiter, Florida

Minutes of the Board of Directors Meeting, April, 27, 2006 [Approved 5/25/06]

Call to Order:

President Peter Rene called the meeting to order at 7:05 p.m. at the Bristol Offices.

Directors present: Peter Rene, Colleen Scalzo, Charlie Godfrey, and Richard Thomas.

Carolynne Cassale represented Bristol Management Services.

Minutes: The minutes from March 23, 2006 and April 11, 2006 Board Meeting were unanimously approved.

President's Report

P. Rene moved that we accept Lisa Coffey's resignation and thanked her for her services to the Board and the community over the past three years. It was accepted unanimously.

P. Rene stated that there were three individuals that requested to be a member of the Board of Directors. The three were: Barbara Litinski, Susan Schmidt, and Lou Marcati. He asked if there were any discussions from the floor and/or the Board. Since there was no open discussion from either, he moved that we appoint Lou Marcati., seconded by C. Scalzo. The vote was unanimous and Lou joined the Board at the table.

P. Rene gave a summary of the meeting that was held with the Maplewood focus group last Saturday, April 22, 2006. This was mainly surrounding the trees/sidewalks issue throughout the Hamptons and other communities. He stated that the Town of Jupiter was very willing to work with us and that we needed to develop a "plan" and present to them. Also stated that the Town really liked having the canopy look within the Hamptons and did not want to make major changes.

The POA approved the metal roof that had been requested. Any requests outside the original specs will be reviewed on a case-by-case basis by the ACC. This excludes any "Key West" metal style roofs, which will not be approved.

The ACC meetings will need to be posted, as the monthly Board meetings are required to do, otherwise, they will not be recognized as an official meeting.

P. Rene stated that he would like to have all committees and the community to work towards common goals in a cohesive manner.

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ACC Committee Report: George Litinski had nothing to report.

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Treasurer's Report: The following was reported by C. Godfrey:

The HOA will pay off the outstanding balance of approximately \$19,000 for the painting project.

Reported on the proposed new irrigation station for the costs/issues. He will look further into the cost for FPL at approximately \$15,000 for the first commitment and approximately 30% down for the new pumping equipment for the second commitment. He will have updated specifications to the BOD by June 1st, 2006. Possibly, a workshop will be scheduled.

All of the storm costs are being reviewed and may need a special assessment to cover these costs.

Secretary's Report: R. Thomas had nothing to report.

Manager's Report: The following was reported by C. Casale:

Waiting for estimates to clean up the Preserve, due to someone dumping clippings, which may present a fire hazard.

Drainage in the Preserve: C. Casale will get the drainage survey to see what repairs will be needed, since a water drain is sinking.

Motion: C. Godfrey moved that we let C. Casale make the decision and have it done by the end of the week, May 5, 2006, not to exceed \$500. Lou M. seconded, passed unanimously.

Retaining wall damaged between 120 & 124 South Hampton Drive: Tree fell on it and is in need of repair.

Motion: C. Scalzo moved that C. Casale take care of repairing, costs not to exceed \$5,000 that will come from the reserve account. C. Godfrey seconded, passed unanimously.

C. Casale will start separately listing "Action Items" that the BOD will need to act upon .

Old Business:

Pruning in Phase I will begin soon. Phase II will be done in 2007 and then Phase III in 2008. Each year a phase will be pruned.

C. Godfrey moved that we allocate \$9,750 to prune Phase I. and also take out the tree that is damaged in front of 166 SHD at the HOA's expense. This is for "safety" reasons only. P. Rene seconded, approved unanimously.

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All agreed that an article will be placed in the next newsletter to emphasize:

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1. Anyone that plans on trimming their own trees must contact Bristol prior to pruning to ensure that it is done properly. This is for the street trees and front yards only, not the backyards.
2. Parking of trucks, boats, business vehicle, car covers, parking on street and damaging sprinkler heads, garage window coverings, garage door openings/closings, etc., as a reminder.

New Business: Ralph Edmondson, from the Appeals Committee, reported on an appeal for a truck parking violation. It was all agreed that there would be “zero tolerance” as stated in several previous newsletters.

Next Board Meeting: May 25, 2006.

Adjournment: Motion was made to adjourn by P. Rene at 9:03. Next meeting will be May 25, 2006.

R. Thomas, Secretary

For Discussion Only: Do not include with minutes.

SUMMARY OF ACTION ITEMS:

Who	Action	When Due
P. Rene	Coordinate/develop plan for the sidewalk/root issue	June 1, 2006
C. Godfrey	Review spec’s for new irrigation system	June 1, 2006
C. Casale	Complete Reserve clippings clean-up	May 5, 2006
C. Casale	Ensure the posting of Minutes to Web page	By 15 th of each month
B. Litinski	Research communications of meetings via Chat room/P.C., closed circuit, etc.	???????

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C. Casale	Contract to replace/repair wall between 120 and 124 SHD.	May 15, 2006
C. Casale	Obtain estimates for the sinking drain repair	May 5, 2006
All	Start noting issues for next newsletter	Begin now
All	Review the 2006 Objectives	???????
C. Godfrey	Determine special assessment for storm costs	May 25, 2006

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