



Pine Tree Trail, Jupiter, Florida

Minutes of Board of Directors Workshop, March 23, 2006

President Colleen Scalzo called the workshop to order at 7:20 p.m. at the Bristol Offices. Directors present: C. Scalzo, C. Godfrey and P. René. Carolynne Casale represented Bristol Management Services.

Minutes: A motions was made by Charlie Godfrey to approve the minutes from the February 23rd and March 9th meetings; the motion was seconded by Peter Rene and unanimously passed.

ACC Committee Report: The ACC Committee Meeting was still in progress; no report was available at this time. A motion was made by Colleen Scalzo to appoint Richard Miller to the ACC Committee; the motion was seconded by Peter Rene and unanimously passed.

Treasurer's Report: Charlie Godfrey approved the financial statements for February as stated. Peter Rene suggested repaying the reserve account the \$18K outstanding, from the Operating Account. Charlie Godfrey will instruct the Accounting Dept. accordingly.

Secretary's Report: Lisa Coffey was not present to give her report.

Manager's Report:

a) Pinetree Trail Project - Bristol Management advised that the references provided by Nature's Landscaping were investigated. Nature's Landscaping's was highly regarded by their customers and unanimously recommended as the landscaper of choice for this project. Bristol Management will officially advise the President, Mark Campbell of the contract awarded by the Hamptons Board for the Pintetree Trail landscaping. Bristol Management will coordinate with Nature's Landscape and Treasure Coast during this project to ensure that all irrigation requirements are satisfactorily met.

b) Fence around Well #18 – The Board also suggested that the fence around well 18 be removed in its entirety and new bushes be planted in its place. Nature's Landscape will be consulted regarding the type and quantity of bushes to be planted here. Bristol Management will contact Buchanan Associates and cancel their contract and demand that the deposit funds are returned immediately. Bristol Management will coordinate with another fence company, Network Contracting Services will be contacted to remove the existing fence around the well, clean it and use the parts at 103 SHD and Hampton Place, as well as for other areas in the future.

c) Letter from Unit #292 Sussex Circle – The Board recommended that a letter be sent to this owner advising him to contact the Town of Jupiter regarding the removal of the Oak tree in front of his home, in order that driveway apron repairs can be made.

Old Business – The Board reviewed the revised rules and regulations page, along with the Resale/Leasing Application that Charlie Godfrey presented. A motion was made by Colleen Scalzo to approve the implementation of these new forms, with the exception of the Estoppels form; the motion was seconded by Peter Rene and unanimously passed. Charlie Godfrey will work on the final production copy and email it to Bristol Management for upload on the Hamptons webpage.

ADJOURNMENT: Motion to adjourn the meeting at 9:30 p.m. by C. Scalzo. The next meeting will be April 27, 2006.

Respectfully submitted by,

Carolynne Casale

Carolynne Casale, LCAM