

**BRISTOL LAKES HOMEOWNERS ASSOCIATION, INC.  
C/o Residential Management Concepts, Inc.  
20540 Country Club Blvd. Suite 101, Boca Raton, FL 33434**

**MINUTES OF THE BOARD OF DIRECTORS MEETING OF BRISTOL LAKES  
HOMEOWNERS ASSOCIATION, INC. HELD ON THURSDAY, MAY 27, 2010 AT 7:00  
P. M. AT BOYNTON BEACH PUBLIC LIBRARY**

**A meeting of the Board of Directors of Bristol Lakes Homeowners Association, Inc. was held on Thursday, May 27, 2010 at the Boynton Beach Public Library.**

**The meeting was duly posted.**

**Present from the Board were Charles Koch, President; Lew Doctor, Vice President; Mary Curlew, Secretary and Rich Guidotti, Treasurer. Ed Tinari was absent with prior notice. Also present from Residential Management Concepts were Shannon Koorse and Anne Reyes.**

**Charles Koch called the meeting to order at 7:05 P. M.**

**MINUTES**

**Lew Doctor moved to waive the reading of the minutes of the Board Meeting of April 22, 2010 and to approve as presented; seconded by Mary Curlew. All in favor. Motion carried.**

**FINANCIALS**

**Rich Guidotti read the cash summary report as of May 27, 2010 stating that the Total in the cash operating accounts was \$129,561.03 and in the cash replacement accounts there was \$96,659.52 for an Unaudited total as of May 27, 2010 of \$226,220.55.**

**He also stated that the delinquent accounts amounted to \$42,018.53 and \$34,473.48 was over 90 days.**

**Rich Guidotti will set up a meeting to go over the Accounts Receivable with Rita Barrett from RMC. The delinquent list represents six in foreclosure and there may be four more going into foreclosure.**

**PRESIDENT'S REPORT**

**Charles Koch stated that they are still in the mediation process in regards to the Mandatory Membership case.**

**There have been issues and concerns with rodents in the community. The exterminators have put out some bait stations. Charles Koch has suggested that residents keep their garage doors closed.**

**POA – Lew Doctor notified the POA of another hole in the road on Brunswick Circle close to the one that was just fixed. It is under control and will be fixed.**

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**MANAGER REPORT**

**Shannon Koorse showed that the violation letters have been done and that she would check them for compliance.**

**SIGN – John Curlew stated that the Board approved the painting of the monument, which had been done over the weekend with the new trim color.**

**A resident asked if the trim on the guardhouse could be painted. The Board agreed that it should match the monument trim.**

**Prior to painting the guardhouse, the columns have holes again and need to be plugged.**

**A resident asked to have the landscaper close the gates on their property, as their dog gets loose. (8866 and 8852 Georgetown Lane) It was stated that the landscaper should check all gates prior to leaving the property.**

**OLD BUSINESS - NONE**

**NEW BUSINESS – NONE**

**Good and Welfare – a resident asked about the ten homes in foreclosure and if there would be a need to assess the properties for the loss of maintenance.**

**Rich Guidotti replied that about \$15,000 to \$30,000.00 was put into reserves last year and the Association should be fine for this year. He also stated that looking at 2011 the Association would have to put some more money into the reserve lines.**

**The next meeting was scheduled for Monday June 28, 2010 at 7:00 P. M. at the Library.**

**There being no further business before the Board, Mary Curlew moved to adjourn the meeting; seconded by Lew Doctor. All in favor. Motion carried.**

**The meeting was adjourned at 7:25 P. M.**

**Respectfully submitted  
On behalf of the Secretary of the  
Board of Bristol Lakes HOA**