

**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 TUESDAY, JUNE 29, 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 Tuesday, June 29, 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; Rich Guidotti, Treasurer and Ed Tinari, Director. Also present from Residential Management Concepts were Shannon Koorse and Anne Reyes.

Charles Koch called the meeting to order at 7:15 P. M.

MINUTES

Lew Doctor moved to waive the reading of the minutes of the Board Meeting of May 27, 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 June 29, 2010 stating that the Unaudited Total in the accounts were \$238,607.95.

He also stated that the delinquent accounts amounted to \$44,397.52.

He stated that there was good information in regards to Unit 76, which owed \$3,558.09. According to the records it should have been paid in full and brought to current status.

PRESIDENT REPORT

Charles Koch thanked Rich Guidotti for being present at the meeting. He further stated that the Board has arranged two meetings for the community; one on Wednesday and one on Thursday of this week to update residents and answer questions regarding the Mandatory Membership case. Charles Koch also thanked Mary and John Curlew for their time and efforts in putting out notices to the community.

PROPERTY MANAGEMENT REPORT – NONE

Mary Curlew stated that Bugaway was on the property to re-bait the rodent boxes, and that the rodents seem to be moving further east, thus more boxes are needed in this area. Mary Curlew asked for approval from the rest of the Board to put more bait boxes out. Charles Koch also mentioned that he saw a dead Rat snake in the road.

PAGE 2

**MINUTES OF THE BOARD OF DIRECTORS MEETING OF BRISTOL LAKES HOA
HELD ON TUESDAY, JUNE 29, 2010**

A resident stated that some people put out bird feeders, pet food and have fruit trees that attract the rodents. Charles Koch also mentioned that there are many rabbits living in the community. Rich Guidotti suggested they take whatever measures necessary to eradicate the rats. Shannon Koorse will get proposals to this work.

LANDSCAPE

Rich Guidotti stated that in July they are going to try to put out mulch, but first they are going to have to get rid of the weeds. Lew Doctor reported that Pontevecchio complained about the ficus hedge on their side of the property. Rich Guidotti stated that Harry Maxime knows about this and will work on the cutting of them next week.

Rich Guidotti stated he spoke with Mr. Pauly and they are working on correcting the landscape problems. A discussion about watering ensued and the amount of time the sprinklers run. The sprinklers come on later at night to keep the residents from getting wet during earlier hours.

POA – Lew Doctor stated that the POA would not have any meetings for the next few months as they are off for the summer.

Lew Doctor also stated that the contract with the Sheriff has been renewed and would include the Country Club also. Bristol Lake has a permit that was just renewed so that the Sheriff can come in to the property and take legal action if necessary. This permit is required as Bristol Lakes is private property.

Lew Doctor mentioned that Channel 63 states that the website is being updated.

Lew Doctor was asked to discuss the second “sink hole” or depression in the roadway. He stated that when the depression is from a drainage problem the POA is responsible to do the repairs. A diver was sent in with cameras to see what was causing the problem. They found cracks in the line, which were repaired.

Lew Doctor stated that the first hole was repaired at a cost of \$13,000.00, however he doesn't know what the second repairs will cost.

Lew Doctor also explained how it could have happened and explained the repairs.

NEW BUSINESS – NONE

Rich Guidotti answered a question from a resident in regards to the amount of delinquencies and that it has increased about \$2,000 to \$3,000.00 since last month. He also stated that there were six homes in foreclosure status, and seventeen homes delinquent. One home owes about \$14,000.00.

MINUTES OF THE BOARD OF DIRECTORS MEETING OF BRISTOL LAKES HELD ON TUESDAY, JUNE 29, 2010

It was stated that if there was a short sale on the property the Association could get all of the maintenance back. In the case of a foreclosure the Association would only get 1% of the remaining mortgage or twelve months maintenance fees, whichever is lower.

Some residents are in foreclosure but have been continuing to pay the maintenance. The Board is pushing for collections and watching all the accounts.

Charles Koch stated that many other communities are in worse shape.

Charles Koch moved to request that two checks in the amount of \$100.00 each be made to the Peggy Adams Rescue and to the American Humane Society as a donation in the name of Cindy Guidotti; seconded by Mary Curlew. All in favor. Motion carried.

Charles Koch stated that the meeting information would be given on Wednesday and Thursday at the meeting at the Temple.

It was stated that there would be no Board meetings in July or August. If there was something that comes up, they could always post a meeting date. The meeting will be organized and there would be a time for questions and answers.

It was stated that the Court hearing date is set for July 27, 2010.

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

There being no further business before the Board of Directors, the meeting was adjourned at 7:40 P. M.