

**MINUTES OF THE BOARD OF DIRECTORS OF BRISTOL LAKES  
HOMEOWNER'S ASSOCIATION, INC. HELD ON THURSDAY, SEPTEMBER  
16, 2010, AT 7:30 PM AT TEMPLE SHAAREI SHALOM**

**ROLL CALL**

Present from the Board of Directors were Lew Doctor, Vice President; Mary Curlew, Secretary; Rich Guidotti, Treasurer; and Ed Tinari, Director. Charles Koch was absent with prior notice. Present from Residential Management were Shannon Koorse and Rita Barrett.

Lew Doctor called the meeting to order at 7:30 pm.

**APPROVAL OF MINUTES**

Mary Curlew moved to approve the minutes of the June 29, 2010 Board meeting; seconded by Rich Guidotti. All in favor. Motion carried.

Mary Curlew moved to approve the minutes of the August 26, 2010 Special meeting; seconded by Rich Guidotti. All in favor. Motion carried.

Mary Curlew moved to approve the minutes of the August 26, 2010 Board meeting; seconded by Rich Guidotti. All in favor. Motion carried.

Lew Doctor stated that all approved minutes will be posted on the community's website.

**FINANCIAL REPORT**

Rich Guidotti reported that the Cash Operating account had the following: \$70,296.83 at Banco Popular, \$7,808.12 at First Southern Bank, \$29,215.30 in a money market at Sun Trust Bank and \$20,908.06 in a CD at First Southern Bank. He also reported that the Cash Replacement account had \$13,350.44 at First Southern and \$25,541.64 in a CD at First Southern. As of 9/16/10, there is an Unaudited total of \$291,120.39.

Rich Guidotti stated that there is a large amount of past due money and approximately \$11,000.00 of it has been paid so far.

Lew Doctor stated that the Board needs to approve the funding of the bank loan. At this time Rich Guidotti introduced Rita Barret, from Residential Management, and thanked her for all her hard work on getting the loan. Five banks had been contacted to get competitive interest rates. Rita Barret explained that there are commitment letters from BBT Bank and Banco Popular ready to be signed tonight. Bristol Lakes is asking for \$550,000.00. BBT is offering 4.9% and Banco Popular is offering 5.375%. Rich Guidotti moved to approve getting the loan from Banco Popular; seconded by Mary Curlew. After the Board discussed the loan and answered questions, all were in favor of approving it. Motion carried.

Lew Doctor stated that the POA gave out a preliminary budget for 2011 and it will be increasing 2.5%.

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Page 2

**PROPERTY MANAGEMENT REPORT**

Shannon Koorse stated that Anne Reyes was no longer working for RMC and that if anyone needed to contact the office they should email her directly or call/ email Marie Palombi.

Shannon Koorse mentioned that the roof on the guardhouse needs to be cleaned. Rich Guidotti added that the rocks around the guardhouse also need to be cleaned.

**COMMITTEE REPORTS**

Lew Doctor stated that there is one item on hold for an ARB approval regarding landscaping.

**OLD BUSINESS**

John Curlew stated that the DVR at the gate is not working well. Shannon Koorse will get quotes to upgrade the system or replace what is there. A discussion ensued about the gate and the cameras.

Ed Tinari said he is experimenting with different colors at the entrance and asks the residents for their opinions.

**NEW BUSINESS**

Lew Doctor stated that Shannon Koorse obtained a quote for cement and asphalt repairs throughout the community, and he would like an additional quote on the same areas. The Board agreed to wait for resident, Tony Ianello, to come back to ask for his opinion as well.

John Curlew presented a sample of new sign options, as well as color choices. Rich Guidotti moved to purchase two of these signs in green, not to exceed \$11,000.00 plus tax; seconded by Mary Curlew. All in favor. Motion carried.

Lew Doctor stated that a reminder was sent out about owner's putting their trash out to early. Shannon Koorse will be following up on this.

**ADJOURNMENT**

There being no further business before the Board of Directors, Mary Curlew motioned to adjourn the meeting at 8:26 pm; seconded by Rich Guidotti. All in favor. Motion carried.