

**MINUTES OF THE BOARD OF DIRECTORS MEETING BRISTOL LAKES HOMEOWNER'S ASSOCIATION, INC. HELD ON MARCH 24, 2011, IMMEDIATELY FOLLOWING THE ANNUAL AND ORGANIZATIONAL MEETING AT 7:00 P.M., AT THE WEST BOYNTON BRANCH LIBRARY.**

Present from the Board of Directors were Charlie Koch; President, Lew Doctor; Vice President, Randy Simmen, Treasurer; Bill Fleming, Secretary and Ed Tinari; Director. Also present were Shannon Koorse, Marie Palombi and Gary Palombi from Residential Management Concepts, Inc.

The meeting was called to order at 7:05 PM.

**APPROVAL OF MINUTES**

Lew Doctor moved to approve the minutes of the February 22, 2011 meeting; seconded by Ed Tinari. All in favor. Motion Carried.

**PRESIDENT'S REPORT**

Charles Koch reported that there is still an ongoing problem with owners not picking up after their dogs. He further stated that in order for the Board and Management to get a better grip on this problem, the members need to contact Residential Management when they see this occurring. Charles Koch gave a brief update on the two lawsuits and he also welcomed Bill Fleming to the Board.

**PROPERTY MANAGER REPORT**

Shannon Koorse reported that a deed ride was done and violation letters have gone out. Shannon also reiterated the importance of owners making Management aware of any owners that are not picking up after their pets. Shannon stated that Residential Maintenance replaced several reflectors in the community and repainted the striping at the front entrance.

**FINANCIAL REPORT**

Randy Simmen read the cash status report and stated that as of March 24, 2011, there was a total un-audited cash status of \$225,769.76 in the various bank accounts. Randy stated that everything looked good and that there were only a few delinquencies noted this month.

**POA REPORT**

Lew Doctor reported on the recent POA Annual Meeting stating that there is a new President. Lew also stated that he has requested that the POA to have the sidewalks out in front of Bristol Lakes pressure cleaned.

**ARB REPORT**

There are no applications at the present time. Charles Koch stated that we are looking for volunteers for the Architectural committee, and if anyone is interested to please let Shannon know.

**OLD BUSINESS**

Lew Doctor gave a brief update on the installation of the new mailboxes. He further stated that he had some concerns with how the finish on the sample mailbox in front of Ed Tinari's home was holding up and has spoken with the manufacturer about these concerns. Lew Doctor stated that he felt comfortable with proceeding with the ordering of the new mailboxes, and that the Association will be getting five extra mailboxes to keep in storage in case of any damages. The numbers will be reflective and the opening of the mailboxes will have a magnetic clasp.

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Lew Doctor said that BugAway has done the landscaping in the community before; however, they had stopped doing lawn maintenance for a while. They are back now and are certified for irrigation and pest control as well. Lew Doctor also stated that he is very hopeful that the landscaping services given will be much better now. Zimmerman Tree Service will be doing the yearly tree trimming, which will begin the second week of April.

**NEW BUSINESS**

Charles Koch reported that recently a Solid Waste Authority truck had dropped oil as well as left numerous tire marks throughout the community. He stated that extensive photos have been taken and that Shannon has been in touch with Solid Waste and they have agreed to accept full responsibility. Randy Simmen read the email from Solid Waste accepting responsibility. Charles Koch stated that proposals to have the streets redone will be obtained.

Charles Koch stated that there will be a community garage sale on April 30<sup>th</sup> and asked Kathy, the resident in charge of this event to give the residents a brief update. Charles Koch also reminded the members present that there will be the community barbeque held on Sunday, April 3<sup>rd</sup> and he looked forward to an enjoyable afternoon of good food and friends.

Lew Doctor reported that the front gates had been making strange noises. Access Masters suggested replacing the hinges. Lew stated that he lubricated the hinges and will keep an eye on it. Lew also stated that there is still a problem with vehicles damaging the gates and that he is in the process of obtaining bids for different security systems in an effort to get some control over who is doing this. Following a brief discussion, Charles Koch stated that it may come down to the Board restricting the number of cards a household can have.

Lew Doctor gave a brief update on the new hospital that is being built on Boynton Beach Boulevard and State Road 7, which is scheduled to open at the end of 2012.

There being no further business before the Board, the meeting was adjourned at 8:30 PM.