

**MINUTES OF THE BOARD OF DIRECTORS OF BRISTOL LAKES  
HOMEOWNER'S ASSOCIATION INC., HELD ON MAY 24, 2011, AT 7:00 PM  
AT THE WEST BOYNTON BRANCH LIBRARY**

**ROLL CALL**

Present from the Board of Directors were Randy Simmen, Treasurer; Bill Fleming, Secretary and Ed Tinari, Director. Charles Koch and Lew Doctor were absent with prior notice. Shannon Koorse and Gary Palombi were present from Residential Management Concepts.

Gary Palombi called the meeting to order at 7:05 pm.

**MINUTES**

Bill Fleming motioned to approve the minutes of the April 26, 2011 meeting; seconded by Randy Simmen. All in favor. Motion carried.

**FINANCIAL**

Randy Simmen reported that he has been working with Rita Barrett at RMC to give refunds back to those owners who paid the assessment at one time. He also stated that as of today there is an Unaudited total of \$227,597.60.

**PRESIDENT'S REPORT**

Randy Simmen gave the President's report on behalf of Charles Koch (see attached).

**COMMITTEE REPORTS**

**Property:** Shannon Koorse stated that several violation letters were sent out to the community and so far one resident has complied. Shannon also stated that she she spoke with Moyna Properties, the realty company that is trying to sell 7380 Brunswick Circle (the Pepper's house) and advised them that there are outstanding violations for this property and forwarded copies of violation letters previously sent. Moyna Properties has now advised that they have received the letters and are currently getting estimates to have the work done.

**POA REPORT**

Bill Fleming reported that the Readiness Committee is looking for volunteers from each community to help register people so they can receive medication in the event of a chemical or biological warfare attack

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**OLD BUSINESS**

Randy Simmen stated that he was offered \$113,000.00 from Solid Waste Authority to repair the roads, and is still trying to negotiate the price.

Ed Tinari stated that the mailboxes are expected to be shipped the first week of June.

**NEW BUSINESS**

Bill Fleming reported that he has been looking into getting a camera for the security system at the entrance that will be able to read license plates, however, the price he got so far was over \$4,000.00. He added that because it was so costly, it might not be worth it when it is very difficult to collect money from violators anyway.

Bill Fleming stated that he did an audit of all the residents in the community and there are 25 owners who he does not have email addresses for, one empty home and five homes with renters. He also presented a sample of an application that he put together for new residents. A discussion ensued regarding new residents receiving information on Bristol Lakes when they buy into the community.

**ADJOURNMENT**

There being no further business before the Board, the meeting was adjourned at 7:26 pm.

## Shannon Koorse

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**From:** Charles L. Koch [3ad@bellsouth.net]  
**Sent:** Tuesday, May 24, 2011 3:12 PM  
**To:** jrsimmen@bellsouth.net; 'Bill Fleming'; 'Lew Doctor'; 'Edward Tinari'; 'Shannon Koorse'  
**Subject:** President's report

Randy (Please read on my behalf): I'll keep it brief-

I'm sorry I'm not here tonight as I am attending an awards ceremony for my son, Evan who is graduating from Park Vista High School.

We had a meeting with Gelfand & Arpe about the Harris case for strategy. It was attended by Bill, Randy and Me last Friday. We will be scheduling a follow up with the Board for sometime in the next 10-14 days. In addition, Her case looking to overturn the issue of Statute of Limitations was denied by the court. However...she is appealing. The Club and POA have made a motion to dismiss Ms. Greenspan's case based on the same finding. The legal world goes on!

There have been a rash of resident truly being flagrant about the rules. I have asked Bill and Randy to review the original documents and come up with an updated list and a fining system to be distributed and implemented by RMC. This will be discussed this evening and followed up over the next 1 or 2 meetings before implementation.

We are still waiting for the front lawn approval issue to be voted on at the POA meeting....hopefully this month so it can be implemented.

Reaction to the new landscaping team has been very positive overall....they are very responsive and attentive to the issues and our comments. We have been cutback to 2 days irrigation by Aberdeen due to the drought so you may start to notice some dry-spotting on your lawns. You may be noticing in some other communities that the lakes are receding and the overflow "lakes are almost empty. Let's hope "Mother nature" comes to a wet but safe rescue soon!

Our thoughts should be with Lew and Harriet. Harriet had an accident the day before yesterday in Vienna. They are trying to get her patched up to fly back to the U.S today. Send them both some warm and fuzzy thoughts before you go to sleep tonight.

Have a safe and happy holiday weekend with your families

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