

**FLORIDA CLUB POA
BOARD OF DIRECTORS MEETING
Tuesday, December 17, 2009 1:00pm
LOCATION: Pool House**

MINUTES

BOARD OF DIRECTORS

PRESENT – Chet Roskey, President
PRESENT – Tom Pucci, Vice President
PRESENT – Brenda Boland, Secretary / Assistant Treasurer
PRESENT – Frank Chicoine, Treasurer
PRESENT – Terry Porto, Director
PRESENT – Joe Rizzolo, Director
PRESENT (via teleconference) – Tom Taylor, Director
Also attending – Amy Costello from Bristol Management

CALL TO ORDER:

Chet Roskey, President, called the meeting to order at 1:02pm.

APPROVAL OF MINUTES:

APPROVE:

Motion: To approve the minutes from the November 17th meeting.

Made By: Frank Chicoine

Seconded By: Joe Rizzolo - unanimously passed

APPROVE:

Motion: To approve the minutes from the November 17th budget meeting.

Made By: Frank Chicoine

Seconded By: Brenda Boland - unanimously passed

PRESENTATION:

Houston Cuozzo Group – 7th Edition

MANAGER’S REPORT:

The manager’s report was given by Amy Costello for the month. Some issues discussed were:

- a. Electrical Connections made adjustments and replaced breaker at the Estate Gates.
- b. Pump Station # 4 – Has a leak and gasket has been repaired by Treasure Coast irrigation.
- c. Pump Station #3 had an electrical issue. This has been repaired.
- d. Holiday Lights have been put up.
- e. Quotes have been gathered for carpet, sheds, fence removal – gate replacement, paver driveway repair, and pressure washing sidewalks.
- f. Worked with the ARC Committee to come up with recommendations for the Board.
- g. Updated pool house bathrooms. Installed new cabinet in ladies room. Each bathroom got new toilet seats and drain covers. Minor repairs made.

- h. Had the gas pool heater removed and lines capped.
- i. Comcast will be crediting the bulk account \$1300.00 due to them over billing the association.
- j. New computer order for Ch. 63

FINANCIALS / DELINQUENCIES: Frank Chicoine reviewed the financials and legal fees. The board discussed talking to Kathy Karmazin to see if the legal fees could be booked in a way where it is shown in the legal fee sub account in the common area account.

NEW BUSINESS

Bristol Advantage

Discussion: The Board discussed the insurance program that was presented by Tequesta Agency at the Bristol Seminar in Tradition.

APPROVE:

Motion: To have Amy work with Tequesta Agency to come up with solid figures for the POA.

Made By: Frank Chicoine

Seconded By: Brenda Boland - unanimously passed

Nuvox vs. AT&T

Tom Pucci volunteered to look into the differences with Amy and report back on the finding for the next meeting.

Carpet for Pool House

APPROVE:

Motion: To accept Carpet Selections by Sandow to install the carpet for the pool house.

Made By: Tom Pucci

Seconded By: Terry Porto - Passed 6 Ayes; 1 Nay Tom Taylor

Power Washing Sidewalks

Motion: To Delay the decision on power washing sidewalks until the Annual Meeting to discuss with homeowners.

Made By: Tom Pucci

Seconded By: Brenda Boland - unanimously passed

Discussion: There was discussion on asking the homeowners to clean their own section of sidewalk. Tom suggested that it be discussed at the annual meeting. Frank Chicoine was opposed to this because there would be no continuity. The motion was later withdrawn by Tom Pucci.

APPROVE:

Motion: To get three more quotes for pressure washing the sidewalks to determine at next meeting.

Made By: Tom Pucci

Seconded By: Joe Rizzolo - unanimously passed

ARC Recommendations:

Connie presented some recommendations that came from the ARC committee regarding painting in the Estates area.

APPROVE:

Motion: Joe would like to work with a paint supplier to come up with possible combinations for the Estates area homes. .

Made By: Joe Rizzolo

Seconded By: Brenda Boland - unanimously passed

1490 SW Eaglelen

Chet discussed the issue the painted driveway and xleyne based paints. Joe said that it can be removed with a solvent or grinding method but could be costly.

APPROVE:

Motion: To write a letter to the owners indicating that the paint must come off and provide them with the suggestions that were presented.

Made By: Frank Chicoine

Seconded By: Terrie Porto - unanimously passed

Sidewalk Repair

APPROVE:

Motion: To contact Precision Sidewalk Safety and have them come out to do a demonstration on 1325 SW Balmoral.

Made By: Tom Pucci

Seconded By: Brenda Boland – 6 Ayes; 1 Nay Joe Rizzolo

Storage Building

APPROVE:

Motion: To allow Amy and Chet to negotiated with the Golf Course for the shed placement at the barn and the price per month to rent the space as long as it does not exceed \$100.00 per month in rent if so come back to the board.

Made By: Frank Chicoine

Seconded By: Joe Rizzolo – 6 Ayes; 1 Nay Tom Taylor

Edging

APPROVE:

Motion: To allow Amy to come up with a standard that could be used in the guidelines for edging in paver and concreted driveways.

Made By: Frank Chicoine

Seconded By: Joe Rizzolo – unanimously passed

ADJOURN

Motion: To adjourn the meeting at 4:45pm.

Made By: Brenda Boland

Seconded By: Terry Porto - unanimously passed

Respectfully submitted,

Amy Costello, *LCAM*

For and on Behalf of the Board of Directors