



# OLYMPIA

Annual Members Meeting  
December, 13 2010  
7:00pm  
Palm Beach Central High School

Present: John Carter President, Janet Kroll Vice Present, Jared Stern Director, Lee Goldman Director and Scott Jaffin Director. Representing Bristol Management was Steve Inglis President, and Terri Streng Property Manager. A quorum being established, the meeting was called to order by John Carter at 7:02pm.

John Carter confirmed with Terri Streng that the notice of the meeting was duly given.

Minutes: Janet Kroll motioned to approve the minutes from the 2009 Annual Meeting. Jared Stern seconded the motion. The motion carried.

Inspectors of Election: John Carter asked for volunteers from homeowners present to count the ballots. Rick Dimartino and Jill Kershner volunteered.

Nominations from the floor: There were no additional nominations from the floor.

Intent to Run: Lee Goldman, Scott Jaffin, Gulshod Mirova and Anthony Petrucci were running for two (2) available positions. All candidates addressed the members present for three (3) minutes.

Collection of Ballots: John Carter asked all members to complete their ballots, and the inspectors collected them.

Open Forum:

A number of Owners were in attendance and had the opportunity to address the Board for three (3) minutes each. The following issues were brought to the attention of the Board:

- **Mickey Mansfield** - suggested that if the clubhouse is going to be renovated that a banquet facility is needed and that this could generate a revenue source. Lee

Goldman replied that a residents committee may be considered to advise the Board on clubhouse renovations. John Carter explained that spatial utilization of clubhouse is also going to be addressed.

- **Al Ligoralli-** Inquired as to why the security company was changed. He commented on the broken arms at the gates and 'piggy backing'. Scott Jaffin replied that there was a significant savings with the new company; the level of service had not deteriorated. Lee Goldman advised that any resident could go on the PISO website and track reports on vandalism, theft, burglary etc. He checks the website frequently and Olympia has not had an increase in crime since the change in security. Additionally, as a member of the security committee, he feels that communication and response time has improved with Securitas. Jared Stern responded that the Board will look into the current gate system and review if a redesign would help with the 'piggy backing'. John Carter clarified that the guards are provided to assist with privacy not security, and access control.
- **Beverly Martinez-** addressed the Easton perimeter wall and the issues with school kids loitering there. Lee Goldman that the Board is aware of the issue there. The Rover patrols the area before and after school and the Property Manager is looking into adding additional hedges. Allan Kershner requested that an additional Rover for the community be considered.
- **Cindy Fabre-** asked for an explanation for why there were no electrical outlets on the loggia area for residents to use for parties. Janet Kroll responded that one was added on the back fountain area and the Board will look into the possibility of adding more.
- **Allan Friedman-** asked for clarification on the percentage of foreclosures in Olympia. Janet Kroll commented that she tracks foreclosures closely and at this time it is at approximately 15-16%. Currently 1/3 of homeowners are not paying all or some of their HOA fees.
- **Teresa Vidal-** asked about the status of the spa repairs. John Carter explained that the pool and spa were going to go under renovation in 2011. At this time repairs are being made to the spa and the proposals/recommendations are being collected on the pool.
- **Anthony Carrabis-** asked about the number of new home sales. Janet Kroll responded that there are 1539 closed units. John Carter stated that new home sales are down and resales are up, however Minto has come out with new models that are a bold, innovative design not currently in any of the villages. Minto is committed to the vision of "Olympia". Based on statistical analysis the distressed market will eventually cure itself. When it does, Minto will be there on the other side.

Introduction of New Directors: John Carter collected the tally sheet and announced that the newly elected officers for 2011 were Lee Goldman and Anthony Petrucci.

Adjournment: John Carter called the meeting to a close at 8:31pm.

Respectfully Submitted

Terri Streng, Property Manager