

OLYMPIA

**BOARD OF DIRECTORS MEETING
SEPTEMBER 19th, 2011**

BOARD MEMBERS: Lee Goldman, Vice President, Anthony Petrucci, Director and Janet Kroll Secretary were present. President John Carter and Director Jared Stern were absent. Representing Bristol Management was Steve Inglis President and Terri Streng, Property Manager. Also in attendance were eighteen (18) residents.

MINUTES: Anthony Petrucci motioned and Lee Goldman seconded to approve the August 15, 2011 meeting minutes that were submitted. All were in favor, motion passed. Lee Goldman motioned and Anthony Petrucci seconded to approve the formal reports submitted by the ARC Committee. All were in favor, motion passed.

COMMITTEES: Anthony Petrucci motioned and Janet Kroll seconded to approve and post the submitted recently revised ARC Guidelines. All were in favor. Motion Passed.

FINANCIALS: Property Manager, Terri Streng reviewed the financials. It was reported that as of 8.31.11 \$40,000.00 of the developer deficit funding guarantee has been allocated to the association. A request for another \$50,000.00 was requested on 9.14.11. Steve Inglis stated that approximately 30% of residents are delinquent to some extent. Anthony Petrucci asked if the increase in attorney costs were due to this, and the current number of foreclosures, Steve Inglis concurred.

MANAGER'S REPORT: Terri Streng reviewed the current action items specifically the annual meeting date of Dec. 5th has been confirmed and the location set at Palm Beach Central High School. Steve Inglis confirmed with the Board that the Budget meeting would be combined with the annual meeting. Board concurred. Steve Inglis discussed the procedure for this year's election and voting process. Board agreed to elect all directors for vacancies in December and the two highest votes will take seats immediately, the other 5 will be seated at turnover. They will be involved in the process of managing the community and will be brought up to speed by time of turnover. The drainage issues at the hot tub shower area were discussed and the Board advised that proposals be requested to remove the hedge material and relocate the shower.

OLD BUSINESS: Included in the board package was a proposal from Buena Vista Landscape to remove and replace plant material around the perimeter of the clubhouse. This was tabled another proposal was requested.

NEW BUSINESS: Included in the board package was a proposal from Game Time to remove and replace the ladder, swings, grips on the playground equipment at a cost of \$2,434.68. **Janet Kroll motioned and Anthony Petrucci seconded to approve the proposal. All were in favor. Motion Passed. The Board requested further research/proposals to remove (3) three other items in the playground and make replacements.**

The board package included a proposal to repair 3500 sq. ft. of broken and loose pavers at the Forest Hill and 441 entrances. The proposal includes re-sanding approx. 76,590 sq.ft at Forest Hill and 80,000 sq. ft. at 441 at a cost of \$18,242.00 **Anthony Petrucci motioned and Janet Kroll seconded to approve the submitted proposal by Home Art's Design Corporation. All were in favor, Motion Passed.**

The board package included a proposal from Static Painting to electrostatic paint (Black) the 86 small light fixtures, 24 medium light fixtures and the 10 large light fixtures located on the causeways and at the clubhouse building at a cost of \$17,071.06. **Anthony Petrucci motioned and Lee Goldman seconded to approve the submitted proposal. Motion Carried.**

The board package included a proposal from ACAS, Inc. to install surge protectors at all (8) eight transcore readers at a cost of \$3,970.00. **Anthony Petrucci motioned and Lee Goldman seconded to install (2) two; one at Lyons and one at Stribling where new readers were just installed. Motion Carried.**

The board package included a spec sheet to repaint the clubhouse foyer, offices, hallway, great room and indoor basketball court. The board requested that proposals be obtained.

At the request of a resident to change the clubhouse hours to open at 8:00 am on Saturday and Sunday, **Anthony Petrucci motioned and Lee Goldman seconded to approve the change and authorize the scheduling of 12 additional staff hours. All were in favor, Motion Passed.**

ADJOURNMENT: There being no further business, the meeting was adjourned at 6:45 PM.