

CARLETON OAKS HOMEOWNER'S ASSOCIATION, INC.

Board of Directors Meeting

Thursday, January 14, 2010 at 7:00 PM

Location: Carleton Oaks Clubhouse

I. Determination of a Quorum:

Bob Bradley, Marjorie Schnier, Pam Bates, John Ali and John Costas present.
Also in attendance representing Seacrest Services was Dyan Boothe.

II. Call to Order:

Bob Bradley called the meeting to order at 7:00 PM

III. Approval of the Minutes:

Marjorie Schnier motioned to accept the legal Minutes of December, 2009. Pam Bates seconded the motion. Motion passed with all in favor.

Marjorie Schnier motioned to accept the December Board of Director minutes of December 2009. Pam Bates seconded the motion. Motion passed with all in favor.

IV. Correspondence:

A) Bob Bradley received correspondence from attorney, Mr. Gerstin, regarding unit to foreclose.

1. Motion made Pam Bates to move forward with foreclosure. Marjorie Schnier seconded the motion. Motion passed unanimously.

B) Hank Rosely sent letter to board members with regard to the coalition and the lobbying of Ibis for the moving of State Road 7-441 pass through to Northlake. Mr. Rosely urged the Board to pass a motion that recommends that the Carleton Oaks Board supports the current placement of State Road 7. Bob Bradley read letter to members. No action was taken.

V. Treasurer Report: See attached report by Pam Bates. John Costas motioned to accept treasurer's report as given. Marjorie Schnier seconded the motion. Motion passed unanimously.

VI. Property Manager's Report:

Dyan Boothe gave report:

1. Homeowner requested information regarding pressure cleaning in community and if special pricing will be offered again? (Kathy Wise)
2. Mark Forsythe has confirmed various landscape damage found from cold. Dwarf ixora, Nora grants, hibiscus, gold mound and some cocoplum. Seacrest was in a day early to do a very light pruning this week.
3. RV Johnson teleconference scheduled for Friday at 10A with Beulah Douglas to obtain insurance question answers.
4. Provided an Association key to Wallisch (8740) for transfer of sale.
5. Received check from Robinn Doucette (8975) for the purchase of a gate remote.

CARLETON OAKS HOMEOWNER'S ASSOCIATION, INC.

Board of Directors Meeting

Thursday, January 14, 2010 at 7:00 PM

Location: Carleton Oaks Clubhouse

VI. Standing Committee Reports:

A) ACC: Lori Morgan-Per Pam Bates, there was not an ACC meeting.

B) Appeals Committee: Bill Turnbull-Bob Bradley gave report.

1. 8827-First violation letter sent
2. 8991-Five violations, letter sent to owner and tenant
3. 8749-Application received for ACC approval for fruit tree
4. 8950-Appeal hearing of 100.00 fine for easement parking
5. 8975-Suspension of fining letter until January 30th
6. 10819-Demand for lease-2nd letter to be sent January 20th.
7. 8712 & 8700 unleashed pet notices.

VII. Liaison Task Reports

1. President Report-Bob Bradley-

1. Avocado tree at 8749-
 - i. Resident will submit an application for approval under the grandfather clause approved by the Board.
 - ii. Board agrees to maintain and treat for sooty mold.
2. Parking violations-
 - a) 73 violations
 - b) 4 violations in December resulting in two tows.
 - c) 3 violations as of January 13th-all tagged

B. Maintenance Report-Pam Bates-

1. Parking lot lights repaired
2. Two lights by walkway need repair
3. Water fountain cover panel fashioned from aluminum to protect from elements
4. Valve covers-total needed 22. First 13 to be replaced

C. North County neighborhood Coalition-Marjorie Schnier-Previously discussed with President's report-correspondence.

VIII. Old Business:

A. Reserve Study-Board discussed proposal submitted by LCAM. John ali discussed his meeting with representative and was pleased with meeting. Marjorie Schnier made motion to accept LCAM for reserve study. John Ali seconded motion. Motion passed with all in favor.

B. Sod Proposals-Board discussed proposals for sod from Seacrest landscaping for \$1600.00 for playground area and front entrance median. Bob Bradley motions to adopt proposals for sod. John Ali seconded the motion. Motion passed with all in favor.

C. Second Notification for Annual Meeting-Notice going out on the 21st of the month.

VIII. New Business:

A. Property Managers Hours-Bob Bradley expressed concern of systems in place requiring time dedication and question of possible need to increase onsite management hours.

B. Role of Board President-

1. See Articles of HOA that empowers the President

CARLETON OAKS HOMEOWNER'S ASSOCIATION, INC.

Board of Directors Meeting

Thursday, January 14, 2010 at 7:00 PM

Location: Carleton Oaks Clubhouse

- a. Bob Bradley expressed an opinion that the Board President has authority to make executive decisions, including seeking legal opinions, without the vote of the Board. He expressed that the powers of the Board president are implied in the definition of a chief executive of the Board as written in the Covenants.

C. Legal opinion Regarding Release of Personal

The Board attorney advised that Florida law and the Florida Constitution protect owners employed in certain professions and in other fields from having their personal information released to the public, including homeowners. The Board directed that an exemption form be created and mailed to all owners requesting them to complete and return the form to the Association. The exemption packet will be mailed with 2nd notice for the Annual Meeting.

D. Homeowners' Forum:

1) Homeowner, Mr. DiPasquale requested a parking pass from the Board for a company van for three days. Board declined to authorize pass because the vehicle is defined as an illegal vehicle in the Covenants of the Association. In addition, other residents have requested such passes for other illegal vehicles and were denied. The Board could not approve of selective enforcement.

2) Homeowner, Mr. Harris, inquired about;

a) Wall cleaning of neighbors house which remains dirty-Board responded that ACC is scheduled to due home inspections.

b) Notified Board of tennis court light is out-Board will address.

c) Center median has red ants-Property Manager will contact landscaping

d) Questions about utility box mulching and edging and the area getting bigger. Property Manager to discuss with landscape supervisor.

e) Explained Loxahatchee Soil Erosion and concern for fire break area erosion. Mr. Harris will draft an email to officials.

John Costas motioned to adjourn Board meeting. Marjorie Schnier seconded motion.

Meeting adjourned at 8:47PM

Bob Bradley motioned to adjourn the meeting. Meeting adjourned at 9:20 PM.