

CARLETON CLARION

THE CARLETON OAKS NEWSLETTER

AUGUST, 2006

BOARD MEETING

The Board of Directors met on Thursday, August 10, 2006, at 7:00 PM, as announced. Four of the Board members were present (Caroline Rosely was absent), as was Carolynne Casale, our property manager. About 10 residents were present. The meeting was called to order at 7:05 PM, and adjourned at 8:10 PM. The next regularly scheduled meeting will be on September 14, 2006 at 7:00PM in the Clubhouse. All homeowners are invited to attend.

UPDATE ON PRESERVE

The President announced that no response has yet been received from the County on the question of their taking over the 72-acre preserves. The good news is that the issue is still being considered.

FINANCIAL REPORT FROM BOARD

Our financial position is reasonably good at present, although we will have an estimated deficit of about \$20, 000 by the end of the year, due to high irrigation and mulching expenses. The question was raised about having the homeowners take responsibility for mulching their own landscaping, but no action was taken. Mulching will be done later this year, probably in November

BRISTOL INSPECTION

Carolynne Casale noted that several letters have been sent to those homeowners who are in violation of any of our Rules and Regulations. As previously discussed, this is the first step in the process required by law for the enforcement of our documents.

UPDATE ON ANNEXATION

The Board indicated that although negotiations are still officially in the works, no real progress has occurred of late. The only real possibilities for us, at present, seem to be Palm Beach Gardens or Royal Palm Beach. Other municipalities have not expressed any interest

ARCHITECTURAL CONTROL COMMITTEE

The ACC met at 6:00 PM in the clubhouse on Thursday, August 3, 2006. A number of applications were considered and approved by the committee. The ACC has begun to review the ACC Guidelines, which will be submitted to the Board when completed. The next regular meeting of the ACC will be at 6:00 PM, on September 7, 2006. All residents are invited to attend.

NEW OWNERS

Bristol Management informs us that there have been no new home sales in Carleton Oaks this month, but we do extend our warmest welcome to Luis Ramirez, who should have been recognized last month.

AVAILABILITY OF CLUBHOUSE

The Clubhouse is available to all residents, who need only seek permission from Bristol Management (acting for the Board), and deposit a refundable fee of \$50.00.

CARLETON OAKS WEB SITE

The Carleton Oaks web site can be accessed at www.carletonoaks.org. All of our rules and regulations, as well as our forms (e.g., ACC applications) are available at this site. Copies of this newsletter are also available there, as well as information about a number of issues of interest to our homeowners.

USE OF COMMON GROUNDS

According to our documents, the Board has the authority to determine how common grounds are to be used. The Board has agreed to consider donations of items (e.g., benches) to be placed on common grounds. One such application has already been approved. If you are interested, submit an application to the Board.

UPDATE ON SWING SETS ISSUE

The Board announced that there would be a special workshop on Wednesday, August 20, 2006, at 7:00 P.M in the clubhouse. This will be a meeting of the Board and the ACC, with interested homeowners invited to attend. There appears to be a great deal of uncertainty about the present status of the lawsuit over this issue, and of the current status of mediation. Hopefully, these issues will be clarified at the workshop. Until this issue is resolved, swing sets already erected may remain in place.

NEW BENCH

The Board has agreed to consider a homeowner's suggestion that a bench be placed at the bus stop located just outside of the Carleton Oaks main entrance. The bench would be of primary use by students waiting for school buses.

HOMEOWNER PROBLEMS

According to Bristol Management, irrigation problems will not be treated as emergencies unless they are major line breaks. All calls for sprinkler head repairs or valves that won't shut down will be processed on Monday mornings. There are no emergency services for routine irrigation problems on weekends or holidays.

If you are experiencing any problems with your property, call Bristol. For most problems, you should never deal directly with service personnel. You can contact Carolynne Casale directly at 561-427-0683, or she can be e-mailed at Carolynne@bristolmanagement.com. The web site for the company is bristolmanagement.com.