

BOARD OF DIRECTORS' REPORT

RAIN SENSOR

We have entered the rainy season and are expecting to receive plenty of natural rain from Mother Nature. So even though we have been awarded a variance from the SFWMD restrictions for watering our lawns and landscape, we are trying to add one more feature to our irrigation system. It seems that Toro was paid for and promised the hardware & software for a Rain Sensor System in 2008, but they never installed it. The new Board of Directors has recognized Toro's omission, and Toro is presently in the process of fixing it. Very soon we expect a Rain Sensor to be installed that will monitor natural rainfall and adjust our irrigation automatically when we receive rain. Our lawns & landscape is looking much better since we started watering more, but too much water can cause problems also and the Rain Sensor will allow more exact control of our irrigation system.

LATE FEE POLICY CHANGE

In an attempt to conform its policy on the charging of late fees for assessments to state law, and with the recommendations of its legal counsel, the board passed a resolution to modify its late fee procedure at a special workshop held on July 23, 2008.

Effective immediately, the following board resolution which sets for the process is now in effect:

1. Thirty (30) days after an assessment's due date, the management company sends a demand letter to the owner informing him/her:
 - a. The assessment is 30 days late;
 - b. A late fee of \$25 has been applied. This amount conforms to state law.
 - c. A deadline of 15 days to respond before it is turned over to the HOA attorney for legal action.
 - d. Specifically the letter's closing should state:
"To avoid delay, all correspondence, inquiries or payments sent after the above deadline must be directed towards Gerstin & Associates, 14499 West Palmetto Park Rd., Suite 412, Boca Raton, FL 33486"

2. If payment has not been received by the deadline of 15 days, the delinquent owner's

account is sent to the attorney for collection along with an updated ledger which reflects the imposition of the late fee.

3. Within thirty six hours the attorney sends the first letter of collection. A forty five (45) day waiting period begins.

4. At the expiration of the (45) days and upon receipt of an updated ledger a second letter is sent to the owner along with a Claim of Lien. The Claim of Lien is filed.

5. Another 45 day waiting period begins. At the expiration of the 45 days the Association will receive an invoice and request for permission to file a foreclosure lawsuit. Upon payment of the invoice and approval by the association a complaint is drafted and filed within thirty-six hours.

The total time from the initiation of a demand letter to the filing of a Foreclosure lawsuit is 135 days.

BOARD AUTHORIZES THE TRAPPING AND REMOVAL OF ROAMING CATS

With the recent television news reports of rabid kittens/cats scratching children and adults, the Board of Directors, out of concern for the health and safety of the residents, has passed a resolution to authorize the trapping and removal of cats that have been observed roaming the community.

Residents have been previously advised that the Covenants do not permit pets in any of the Common Areas unless under leash. Regardless, some homeowners have continued to permit their cats to roam the Carleton Oaks' Community during all hours of the day and night. This poses a serious threat to the health of our residents since the Oaks is surrounded by a preserve that contains wild animals which may be rabid and could bite and infect a free roaming cat.

Therefore, the board advises that unleashed cats roaming freely in the community will be trapped and removed from the premises to animal control.

In order to avoid such action, the board asks for cooperation in obeying the HOA regulations.

BOD Report Continued

COUNTY PLANS FOR NORTHLAKE BOULEVARD

(The following is a reprint of an editorial published in the August 2, 2008 Palm Beach Post.)

Palm Beach County commissioners claim that they are not beholden to developers. But they behaved as if they were last month, when they approved a developer's plan for one side of Northlake Boulevard.

The decision undermined a joint planning effort with neighboring cities and ignored the elephant in the room, the giant Vavrus Ranch property on the north side of the road. The 6-1 vote, with Karen Marcus dissenting, benefited George Elmore, a part-owner of the land. Mr. Elmore is the founder of Hardrives Inc., the Delray Beach paving company, and is a long-time county power broker. Mr. Elmore and another owner of the property, Greg Fagan, pushed hard to open this area of Northlake to development by working to put The Scripps Research Institute at Mecca Farms.

In 2006, commissioners granted and then refused Mr. Elmore's request to build stores at two sites along a 2.5-mile strip of Northlake. Approving a scaled-back plan is the commission's idea of tough growth management. Mr. Elmore, who has a buyer for the land, won the right to build stores on a 30-acre parcel on the southwest corner of Northlake and Coconut Boulevard. A post office is planned on the southeast corner. The developers also agreed to devote half of a 35-acre site at the southeast corner of Northlake and Avocado Boulevard to civic uses, such as a library or town hall. The other half would be a park. Another 40 acres would be set aside for wetlands and 25 feet along the southern edge of the properties would be reserved for an equestrian trail.

The proposal got unanimous support from the Indian Trail Improvement District board. But the concessions did not sway West Palm Beach and Palm Beach Gardens, which have worked with the county for years to plan 7 miles of western Northlake Boulevard, not just this 2.5-mile stretch. Commissioners dismissed the group's work because it was taking too long. But the commission is to blame for the delay, caused by rapidly changing plans for Scripps and nearby

vacant lands. Now, the planners have been undermined by the commission's rushed decision to let a connected developer, not planners, dictate what is best for the community.

The result will be painful when a developer demands the right to build stores across the street at the 4,700-acre Vavrus Ranch, which is in Palm Beach Gardens. The developer will be justified to point at the commission's decision, which the staff advised against, as a precedent to turn Northlake and Coconut into The Acreage equivalent of Military Trail and Okeechobee Boulevard.

That may or may not be what the people who live in the semi-rural area want. It's certainly what the developer wants. Despite what they say, commissioners showed that when it comes down to what the developer wants and what planners think best, bet on the developer.

HARRY M. JAGODA, Ph.D.

June 2, 1934 - July 31, 2008

We are sad to report that Carleton Oaks resident Harry Jagoda passed away in his home surrounded by his loving family, on Thursday, July 31, after battling an aggressive cancer for the past year and a half. Harry was an esteemed member of our community keeping us all informed by penning the Carleton Oaks newsletter for many years. He leaves, to cherish his memory, his soul mate and loving wife, Diane, his children, Jesse (Denise) and Joanna (Brad) and three adoring grandchildren, Brian, Nina and Desmond. He also leaves behind his devoted brother, Don and sister-in-law, Syd and his precious nieces, Jeryl, Gwynn and Karyn and their families. In lieu of flowers, please make donations to Hospice of Palm Beach in his name for their tireless dedication they showed while he was in their care.

UPCOMING MEETINGS

Architectural Control Committee (ACC) September 3 - 6 p.m. Carleton Oaks Clubhouse	Architectural Control Committee (ACC) October 1 - 6 p.m. Carleton Oaks Clubhouse
Board of Directors' Meeting September 11 - 7:00 p.m. Carleton Oaks Clubhouse	Board of Directors' Meeting October 9 - 7:00 p.m. Carleton Oaks Clubhouse

Please contact Rebecca Seelig at 630-7016 or email her at rebecca.seelig@gmail.com if you would like to add a story or tid-bit to the next newsletter. Also contact Rebecca if you would like to list any items you might have for sale i.e. furniture, jewelry, collectables, etc., in the next issue of the Carleton Clarion.

