

BOARD OF DIRECTORS' REPORT

Bits & Pieces from the August Board Meeting



1. Our tennis courts are in need of repair and re-surfacing. Damage caused by root growth and weather require grinding and patching. Three bids have been received from professional tennis court companies. In addition, two new nets are being purchased. The Board will select one company at its September meeting. Repairs should start after the hurricane season.

2. Due to the location of the firehouse outside our community, the Board applied for and was given a 1% reduction to its general liability policy.

3. The temporary firehouse has been repainted neutral colors to match more closely with those colors that exist within the Oaks. This is a direct result of 3 board members, led by John Ali, attending a firehouse meeting held at Ibis Country Club where our concerns were voiced.

4. Fence bids for perimeter chain link are being obtained in order to repair the fence.

5. Mako Pools has replaced our cleaning surface company. They have updated our filter system and replaced and installed Health Department required safety screens over the intake ports on the bottom of the pool.

6. Bids from diving companies have been received and are being reviewed for selection to clean the intake screens for the irrigation pumps.

7. Crystal Blue Pools has made needed paver repairs located in the community pool area.

8. The pump for the drinking fountain at the tennis courts has been replaced. Bubblers for the clubhouse water fountain have been replaced so that both fountains are fully operational.

9. Venting screens for the restroom doors located at the clubhouse have been replaced.

10. The landscaping list has been revised after a walk through of each home on the list by a board member and the owner's son from Sanctuary Gardens. The purpose was to clarify the specific number and type of bushes and trees that are needed at each house.

11. A major pruning and trimming by Seacrest was recently completed.

12. Plants and shrubs both inside and outside the perimeter wall will be permitted to grow to the height of the wall. Light trimming will be performed to clean overgrowth.

13. 45 violation letters have been sent to Owners within the community since January. Most owners have complied with only 6 requiring a hearing before the Appeal's Board after the Board imposed a fine. Most of the violations dealt with a failure of the owners to maintain the exterior of their unit, walkways, and privacy wall. The second largest number of violations dealt with a failure of Owners to provide a copy of a lease agreement to the Board of Directors, as required by our HOA documents, for the leasing of a Unit by a renter.



14. The use of the recreational facilities located within Carleton Oaks is as the risk of the user and the HOA will not be held liable to any person or persons for any claim, damage, or injury occurring thereon. This includes the pool.

15. The Playground Committee is to submit its plans at the September Board meeting for a new playground that will be safety compliant, meet ACC Playground Guidelines, and be of commercial grade quality. After presentation to the Board, a poll of the community will be conducted to determine if there is community interest in expending the requested funds for the purchase and construction of a new playground.

16. ACC approvals were given to: the construction of a pool at a homeowner's residence; construction of a patio extension of a house located on the lake, a screen door addition; and landscaping of the front of a home

17. The Board voted to amend the Architectural Change Form application. Effective immediately, Owners wishing to install a pool will be required to submit a \$2,000 refundable deposit. In addition, Owners will be required to engage the services of a utility and irrigation line service in order to map the area in the path of excavation prior to commencement of such excavation. The new application has already been posted on the HOA website.

Assisted Living Facility To Be Built



Board members Bob Bradley and Marjorie Schrier attended a hearing of the Planning, Zoning, and Building Commission on August 6, 2009 regarding a change in zoning for the 9 plus acres located in front of the cemetery and closest to Memorial Park Road on Northlake Blvd. west of Carleton Oaks.

The site was originally zoned in 2007 for a self-storage facility, after consultation with board

members of Carleton Oaks. However, the zoning was amended this past March for a 125 bed, single story assisted living facility. In addition to the assisted living facility, plans were presented and approved by the Zoning Commission for the construction of two single story medical office buildings and a 165 auto parking area located at the western most portion of the site next to Osprey Isles..

The developer met after the zoning meeting with the two Carleton Oaks Board members where an agreement to visit to the developer's other facility located in Jupiter was reached. The Jupiter facility is basically the same design that is proposed for this site. The plan is to have the design of the new building remain in character, design and colors compatible with the surrounding communities. The County Board of Commissioners will give their final approval on this site development on August 27th and anyone interested should plan to attend.

Committee Explores New Playground Options



In April 09 the Board of Directors met and voted to dismantle the aged tot-lot. A few residents approached the Board at its May meeting to request consideration of the

construction of a new playground on the site. The Board appointed resident Hal Venoff as chairperson of an exploratory committee and gave them the spring and summer times to research a new plan. The Board required that the equipment be safety compliant, meet ACC guidelines regarding playgrounds, and be of a commercial quality. In addition the committee needed to examine the site and offer proposals to remediate the sand issue which causes unsanitary conditions and to ensure that the new site is safety compliant in protecting children from injury due to a potential fall off the equipment.

Lastly, while the approval of these proposals will be voted upon by the Board, as required by law, the Board seeks to know the attitude of the community regarding the expenditure of money for a new playground. Details of the proposal will be published in a future issue of the Clarion as well as being posted on the bulletin boards for community's education. Afterwards a poll will be conducted by the committee to determine what percentage of the community wishes to expend money for a new play area. If you wish to help out this committee, please contact Hal Venoff.