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CARLETON CLARION

THE CARLETON OAKS NEWSLETTER

JANUARY, 2007

BOARD MEETING

The Board of Directors met on Thursday, January 11, 2006, at 7:00 PM, as announced. All five of the Board members were present. Judy Lavers, our new property manager, was in attendance for the first time since Seacrest Management has taken over. We welcome her warmly, and hope that she will prove to be an outstanding property manager. She introduced herself to those present, and offered a brief summary of her experience. Eleven residents were present. The meeting was called to order at 7:05 PM, and adjourned a little before 9:00 PM. The next regularly scheduled meeting will be on Thursday, February 15, 2007 at 7:00 PM in the Ibis Clubhouse. This will, of course, be the Annual Meeting of the Homeowners Assn., and everyone should attend.

ANNUAL MEETING

The Annual Meeting of the Carleton Oaks Homeowners Assn. will be held at the Ibis Golf and Country Club on February 15, 2007, at 7:00 PM. Please reserve the date for this important meeting. This will also be the February meeting of the Board of Directors, so it will include regular HOA business. All residents should make every effort to attend. At this meeting the voting homeowners will elect three new members of the Board of Directors for two-year terms. After the meeting, the new Board will elect its officers for the following year. Further information will be sent by our new management company. This will include a proxy for you to sign, which will allow you to be counted towards the presence of a quorum at this meeting. If you attend, you may take back your proxy.

WEST PALM BEACH PLANNING BOARD

The West Palm Beach Planning Board will hold a public meeting on January 18, 2007 (Thursday) to discuss their plans for the new *temporary* fire station to be located on the plot of ground adjacent to Carleton Oaks, on Northlake Blvd. At this point, the information available to us seems to indicate that oxygen and fuel tanks will probably be located against the wall of our community, presenting a potential danger. Firemen will most likely be housed in a trailer or mobile home, while the fire fighting equipment will be housed in a tent or canvas structure. This facility will service Ibis, but will not respond to any emergencies here.. Most homeowners at Carleton Oaks have already signed a petition against the project, but our presence at the meeting seems particularly imperative.

MORE ON FIRE STATION

The West Palm Beach City Planning Board will be meeting on Thurs., Jan. 18, 2007, at 6:00 PM, in the Commission Chambers at City Hall. It is located at 200 Second St., West Palm Beach.

ENTRY BEAUTIFICATION

Seacrest Landscaping will begin installing new plantings at our entry very shortly, adding more color, and, hopefully, making our entry more attractive.

ACC ISSUES

The ACC met on Thurs., Jan. 10, 2007, at 6:00PM. Judy Lavers was present at this meeting, and the ACC reviewed procedures with her. Several applications were received and approved by the ACC. The issue of enforcement was raised with the property manager. At the Board meeting on the following evening, the question of Board representation on the ACC was discussed.

WORK ORDERS

Judy Lavers informs us that if we want to have any work done (e.g., landscaping) or have any problems (e.g., with irrigation), we should complete a work order with Seacrest Mgmt., (call 656-6310), and not simply talk to the property manager or to a Board member.

ENFORCEMENT OF COMMUNITY RULES

With respect to regular inspections of the community by our new property manager, relatively frequent inspections will be made, and violations checked with the ACC (or the Board). As a clarification, if there is a violation by a homeowner, the management company will first send a letter informing the violator of the infraction. If the violation is not corrected, our rules allow the imposition of a fine for the infraction.

It does not appear that all of our homeowners have become familiar with our rules and regulations, as spelled out in our documents.

COMPLAINTS AGAINST HOMEOWNERS

Several complaints were made at the Board meeting, and reminders may be appropriate. All dogs should be leashed and droppings should be picked up (violations are against City Ordinances, as well). There should be no parking of pick-up trucks in driveways overnight. Garage doors must be kept closed except when they are in use. In cases involving vehicle violations (such as overnight street parking, for example), towing may also be used as an enforcement strategy. We are also advised that the speed limit within the community is 20 mph.

Many drivers are exceeding this speed, causing some concern among homeowners.

ASSESSMENTS

By now, we should all have received new coupon books from Seacrest Management for our quarterly assessments. Please note also that you will shortly receive a bill for the \$200 emergency assessment due Feb.15. .