

CARLETON CLARION

THE CARLETON OAKS NEWSLETTER

JULY, 2006

BOARD MEETING

The Board of Directors met on Thursday, July 13, 2006, at 7:00 PM, as announced. All five Board members were present, as was Carolynne Casale, our property manager. About 10 residents were present. The meeting was called to order at 7:02 PM, and adjourned at 8:25 PM. The next regularly scheduled meeting will be on Aug. 10, 2006 at 7:00PM in the Clubhouse. All homeowners are invited to attend.

SOCIAL COMMITTEE

The Social Committee hosted a gathering on Saturday, July 15, 2006, in the clubhouse. The party was a BYOB, with snacks provided by the guests. About 30 or 40 residents attended the informal get-together and had a good time. We look forward to their next event.

UPDATE ON PRESERVE

A meeting was held with officials of the DiVosta Corporation, but no response has yet been received from them. In the meantime, Karen Marcus (a County Commissioner) has been instrumental in getting the Commission to vote in favor of taking over preserves presently owned by HOAs, etc. The Board voted to approve preliminary discussions with the County about our 72- acre preserve area.

FINANCIAL REPORT FROM BOARD

Once again, our financial picture is pretty good, and we are in decent shape financially. To some extent we will be running behind later in the year because of unexpectedly high irrigation costs.

UPDATE ON MULCHING

The Board announced that mulching of our properties will probably take place in early November, but no final decisions have yet been made about color, type, etc.

ARCHITECTURAL CONTROL COMMITTEE

The ACC met at 6:00 PM in the clubhouse on Wed., July 11, 2006. The meeting was postponed several times because of air conditioning problems. A number of applications were considered and approved by the committee. Several applications were rejected due to procedural errors. The ACC plans to set up a committee to review the ACC Guidelines.

The next regular meeting of the ACC will be at 6:00 PM, on Aug. 3, 2006. All residents are invited to attend.

ACC APPLICATIONS

Once again, residents are reminded that any modification to the exterior of a house, or its property, *must* be approved by the ACC, according to our regulations. The ACC requires that the applications contain all of the information required in order to make a decision. The application should be submitted in triplicate, with a copy of the property survey indicating where any proposed changes would be located, and, usually, a picture of the proposed modification

BRISTOL INSPECTION

The Board discussed the frequency with which the property manager should perform inspection tours of our community with a view to identifying violations. At present, Carolyn Casale tours the community weekly, and has a formal inspection once yearly. Violations are reported to the homeowner, and, if not corrected within a 30-day period, may result in fines or legal action.

NEW OWNERS

Bristol Management informs us that there is a new resident in Carleton Oaks, and we wish to extend a warm welcome to Robert Bradley.

UPDATE ON STATE ROAD 7 EXTENSION

The latest word on the State Road extension is that the DOT has dropped two of the alternative routes. There will probably not be any homes or properties taken over by the DOT. The extension will most likely pass to the east of Ibis, as originally planned.

ATTENTION ALL WOMEN

There will be a Bobby Brown Make-up event on Saturday, July 22, at 3:00 PM in the clubhouse. Champagne will be served. (Female) residents are invited.

FIRE BREAK

A 30-foot firebreak is being proposed for the preserve, measured from our property line (fence).

HOMEOWNERS FORUM

Several questions were raised as a result of the general discussion. One issue raised has to do with Insurance

Company requirements for proving that hurricane shutters have been installed. Several solutions were offered, but much more information is needed.

Another issue raised has to do with the problem of contacting Bristol Management when there is a problem. Carolynne Casale can be reached directly at 561-427-0683, or she can be e-mailed at Carolynne@bristolmanagement.com. The web site for the company is bristolmanagement.com.

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 potential concern to homeowners.