

CARLETON CLARION

THE CARLETON OAKS NEWSLETTER

JUNE, 2006

BOARD MEETING

The Board of Directors met on Thursday, June 15, 2006, at 7:00 PM, as announced. All four of the Board members were present, as was Carolynne Casale, our property manager. About 20 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 July 13, 2006 at 7:00PM in the Clubhouse. All homeowners are invited to attend.

APPOINTMENT OF NEW BOARD MEMBER

Caroline Rosely was appointed by the Board to replace the Board member who resigned. She will serve until the next annual meeting of the homeowners. The Board now has five members, as required by our documents.

HOMEOWNER'S FORUM

The initial request for a swing-set in a resident's backyard was rejected by the ACC. An appeal was subsequently made to the Board. As of now, the Board has taken no official action, except to agree that a committee of interested residents should formulate a reasonable proposal which will be taken under advisement by the ACC.

ARCHITECTURAL CONTROL COMMITTEE

The ACC met at 6:00 PM in the clubhouse on Thursday, June 1, 2006. Several applications were considered by the committee, most of which were approved. The ACC agreed to set up a committee to review its Guidelines. The next regular meeting of the ACC will be at 6:00 PM, on July 6, 2006. All residents are invited to attend.

NEW OWNERS

Bristol Management informs us that there are two new residents in Carleton Oaks, and we wish to extend a warm welcome to Hernando and Glorinda Cordoba.

NEW FLAG FOR COMMUNITY

Thanks to two of our residents, former Marines, we now have a replacement for the tattered flag that was flying over the clubhouse. We thank Fred Watson and Ray Wowak for their contribution to our community.

CABLE CONTRACT

Carolynne Casale informed the Board that the new contract with Adelphia will probably involve a sizeable increase in cost. This increase will have to be added to next year's budget.

SOCIAL COMMITTEE

The Social Committee is planning a gathering on Saturday, July 15, 2006, in the clubhouse. The party will be BYOB, a wine-and-cheese affair intended as an informal get-together for the adult residents of Carleton Oaks, who should also bring along a small snack. Please make note of the date and time.

BRISTOL INSPECTION

The Board's property manager toured the community with a view to identifying violations of our rules, especially those related to ACC approvals. A list of potential violations was sent to the ACC for verification. Soon, a letter will be sent to all violating residents. There will be at least 30 days for Homeowners to correct any violations, or to submit applications to the ACC (which may or may not grant approval). Those with continuing violations will be subject to fines for noncompliance. Those of us who abide by the rules (which we have *all* agreed to follow) need not be concerned .

FINANCIAL REPORT FROM BOARD

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.

REPLACEMENT OF SHRUBS, MULCHING

The Board announced that a list of damaged shrubs (compiled by Saunders landscaping) is presently available, and replacement will be done in the fourth quarter of this year. Also, the mulching of our properties will take place at that time.

UPDATE ON STATE ROAD 7 EXTENSION

When the Governor signed the bill outlawing eminent domain in Florida, this must have meant the end of the alternative plans for the State Road extension through the Acreage and several local communities. The extension will most likely pass to the east of Ibis, as originally planned.

PRESERVE PROBLEMS

The Board spent a good deal of time at the meeting discussing the present status of our negotiations with DiVosta about the preserve. They made it clear that DiVosta never disclosed our ownership of the preserve, nor our responsibility for maintaining it. The Board members seemed to be in agreement that they would not readily agree to a blanket release for DiVosta from all responsibility for any problems (now or in the future) in Carleton Oaks. Such a release would not only mean that the HOA could not hold DiVosta responsible for any future discovery of construction problems, but also that the HOA would be required to indemnify DiVosta against any legal action brought by any individual homeowner. The Board is hopeful that the County may eventually take over the preserve, freeing us from any obligations for maintenance of this property, or problems with DiVosta. A meeting with representatives from DiVosta remains to be scheduled.