

# CARLETON CLARION

## THE CARLETON OAKS NEWSLETTER

JUNE, 2007

### **BOARD MEETING**

The Board of Directors met on Tuesday, June 21, 2007, as announced. Four of the five Board members were present, as were about 8 homeowners. The meeting was called to order at a little after 7:00 PM by Jim Stiles, and was adjourned about 9:15 PM. The next regular Board meeting is scheduled for Thursday, July 12, 2007 at 7:00 PM in the Clubhouse. It will, as usual, be open to all homeowners.

### **SPECIAL BOARD MEETING**

Members of the Board held a meeting on May 24, 2007 to discuss several hurricane-related issues. In addition to discussing a contract with Seacrest for clean-up following a storm, the Board also announced that there will no longer be a Hurricane Committee.

### **UPDATE ON PRESERVE**

The latest word on the purchase of the preserve by the County is that they want a payment of \$20,000 in order to finalize the takeover. The Board seems ready to approve this expense in order to be free of future payments. We are awaiting a legal opinion from our counsel concerning the need for homeowner approval. Palm Beach County Commissioners have already voted their approval.

### **UPDATE ON FIRE STATION**

Members of the Board will meet shortly with city representatives from West Palm Beach to discuss recent developments concerning the proposed Fire Station. The most important issue is that there is a shortfall of over \$100,000 in the construction budget.

### **CABLE TELEVISION COSTS**

The Board has raised the question of payment for cable TV, an expense previously included in homeowners dues. They are going to consider having basic cable costs removed from the HOA budget: this will mean increased costs of basic cable for some homeowners, but lower costs for others (snowbirds, dish subscribers). Our attorney will be consulted as to the legality of this action.

### **HOMEOWNERS DIRECTORY COMMITTEE**

The Directory Committee has arranged for the new listing of homeowners to be published on our web site. Hard copies of the Directory will be made available to those who have responded to the Committee's initial queries.

## **ENFORCEMENT ISSUES**

Video surveillance cameras at the front gate are being considered by the Board. All vehicles entering into the community would be photographed, and, if there were any incidents (burglaries, etc.), these entry tapes would then become police evidence. The Board is also considering the hiring of a security service (cost in excess of \$3000) to enforce the community rules (illegal overnight parking, etc.). Each violation would entail a fine, and towing could be imposed after the third violation. Our property manager has completed almost half of the backyard inspections in our community. She will continue to perform regular inspections and inform those in violation of the Rules prior to the imposition of fines.

## **NOTICE TO RESIDENTS**

If you see anything suspicious in the neighborhood, call the Palm Beach County Sheriff's Office right away at 688-3000. This is the non-emergency number for that office.

## **ARCHITECTURAL CONTROL COMMITTEE**

The ACC met on Thursday, June 7, 2007, at 6:00 PM in the clubhouse. All of the members of the ACC were present, as were about 5 or 6 residents. . New applications were quickly disposed of, and the meeting was adjourned about 6:30 PM. The next meeting of the ACC will be held on Thursday, July 5, 2007, at 6:00 PM in the clubhouse. All residents are, of course, invited to attend. ACC approval is required for any external modification of your house. If you are unsure about the need for ACC approval for any specific change, check with the ACC.

## **INSURANCE CREDITS**

One of our homeowners reports that he has received credits for some of the following "improvements" to his home:

1. Hip roof
2. Alarm System
3. Construction after 2001.

Residents are urged to contact their insurance agents for further information.

## **HURRICANE PREPARATIONS**

All residents should be prepared for hurricane season. We should be prepared to put up our hurricane shutters. We should also be making plans for the removal of furniture and plants from outside. Especially important, but often overlooked, are solar lights and outdoor signs which can become potentially damaging missiles in a storm.

## **UPDATE ON SR7**

At a meeting on June 5, 2007, it was announced by the FDOT that only the "no-build" and "corridor 3" (running along the Acreage and then east of Ibis up to Northlake) options remain for the SR7 extension to Northlake.

## **NEWSLETTER**

This will be the last issue of the newsletter put out by the present committee. After several years of producing the newsletter, we believe that it's time for new blood. If you are at all interested, drop a note to that effect in the Community Mailbox.