

BOARD OF DIRECTORS' REPORT

Bits & Pieces from the June & July Board Meeting



1. Our maintenance man has resigned. A new maintenance/irrigation specialist, Juan, will begin on Monday, July 13th.
2. The Treasurer reports that the community continues to operate in the black.
3. Dee Boothe, our Property Manager spoke with City of WPB Water Utility to complain that an ex-tenant who is their employee continues to enter the community to daily test the drinking water. Manager explained the need to replace the sub-contractor and the City has complied with Association's request.
4. The Association's attorney advised that the Board can reverse a denial of an ACC application if the owner writes an appeal to the Board within 30 days following the final decision of the ACC.
5. Thirty letters were sent to homeowners, after an inspection by members of the ACC, advising them of their responsibility to maintain their property as required by our Documents. The letters identified the specific area of the property that needed to be power washed. Some homeowners do not realize they are responsible for both sides of their privacy wall. Three appeal hearings are scheduled for July 13th for owners to appeal board-imposed fines for failure to clean their homes within twenty days of notification. Four other homes have been granted a short extension of 20 days after the Property Manager received a written request to do so.
6. Palm trimming began on June 22nd by Hanley's Tree Trimming Service and is near completion.
7. The Board approved a contract with Sanctuary Gardens to cut down approximately 70 dead pine trees infected with pine beetle and to trim the dead branches of approximately 50-60 other pine trees before they offer an opportunity for infection.
8. An electrician was called in to check a

problem with irrigation system as discovered by our irrigation man.. The capacitors were burnt due to an apparent strike from lightning. Hoover Pumps advised that all systems other than the rain gauge have adequate protection. Board passed a motion requiring that only certified technicians and authorized personnel of the management company will be permitted to handle irrigation and electrical systems located within Carleton Oaks.

9. Irrigation problems have been experienced. A second auxiliary motor providing pressure for the inner loop had to be replaced. Additionally, the two air tanks that service both pumps were replaced. Seacrest Irrigation, as well as Hoover, the installer of the system, inspected the system and recommended hiring a diver to inspect the intake screens in the lake. The board approved the recommendation.
10. Hal Venoff has published the new ACC Guidelines on the website: www.carletonoaks.org.
11. The Board president presented a lease addendum which would require renters to submit their rent to the HOA upon notification that an owner was delinquent in the payment of his Association assessments. The Board's attorney advised that the Board would first have to amend its documents to require owners to sign a lease addendum.
12. The Board examined and approved a new lease application form for use in the sale or lease of an Owner's unit. The application is currently on the HOA website.
13. The Board approved a new web page regarding HOA rules and Frequently Asked Questions for the website.
14. The Board met in executive session on Thursday, June 25 for an attorney-client privileged meeting. This meeting was closed to the public as permitted by Florida Law.
15. New lock cylinders for the Fido Bag dispensers were changed due to someone stealing the boxes of waste bags.
16. The Board authorized replacement of the locks to the clubhouse and to the bulletin boards.
17. The playground has been removed from the community. A committee to investigate other playground options was formed at the

May Board meeting. The Board president appointed Hal Venoff as chairperson. The committee has been directed to submit its findings to the Board at their September meeting so the Board may consider their proposals when budget considerations are discussed. The Board requested that a community survey regarding its attitude about the addition of money be added to the budget as expenditure for the purchase of new equipment be included in the committee's responsibilities.

18. The Board approved a change of pool-maintenance provider. Mako Pools will begin cleaning and maintaining the pool within 30 days.

19. Clarification from Seacrest as to their procedures in trimming non-palm or oaks trees has been requested.

Did You Wonder?

Question: Why did the resurfacing of Northlake Blvd. omit the section near Grassy Waters?

Answer: The County plans to build a bridge so that the river can be reconnected as it once was. Also, canoers and /kayakers will be able to paddle under the road. Wayne Fuller, County Engineer (233-3962) intentionally did not do 1600 - 2000 feet of resurfacing where the bridge will be installed. Installation of the bridge is scheduled sometime within the next 12 - 18 months.



Thanks to Hank Rosely who researched this answer.

Board Updates Rules and Regulations

The Board of Directors reviewed its current rules and regulations as published in our Documents. It recognized that a few Rules that were adopted by previous Boards were not promulgated. The Board met in special session in May and examined the regulations. The Board adopted the changes in its regularly scheduled meeting in June. The following rules have been adopted by the Board of Directors to replace those currently published in the red book and on the website. These rules will be posted on the community bulletin board as well as the website. Please refer to them when needed. Please take notice that rules that are in boldface revise, clarify, or define rules that are different or have not appeared previously in our Documents.

Rules and Regulations For Carleton Oaks

1. The owners and lessees of each Lot shall abide by each and every term and provision of the Declaration of the Covenants, Conditions and Restrictions, and each and every term and provision of the Articles of Incorporation and By-Laws of the Association.

2. The owners and lessees of each Lot shall abide by each and every guideline and restriction as set forth in the Board-approved Architectural Guidelines in order to uphold a Community-wide Standard and to maintain the general plan of the development of the Community.



3. No bicycles, tricycles, scooters, or other similar vehicles or toys shall be allowed to remain in the Common Areas, The walkways, sidewalks, and streets shall not be obstructed.

4. Any damage to the Common Areas, property, or equipments of the Association caused by any Owner, his family member, guest, invitee or lessee shall be repaired or replaced at the expense of such Owner.

5. An Owner will not park or position his vehicle so as to prevent access to another Lot. The Owners, their family members, guests, invitees, licensees, and lessees will obey the posted parking and traffic regulations installed for the safety and welfare of all Owners.

6. No Owner shall do or permit any assembling or disassembling of motor vehicles, motorcycles, or other mechanical machinery except within his garage. Each Lot Owner shall be required to clean his driveway of any oil or other fluid discharged by a vehicle.

7. Except as may be permitted in accordance with the Declaration or by Federal, state or local statute, no transmitting or receiving aerial or antenna shall be attached to or hung from any part of a Lot or the Common Areas.

8. All garbage and refuse from the Lots shall be deposited with care in each Owner's private garbage containers, which shall be placed so they are not visible from the Roads or from Adjoining Units. No garbage or refuse shall be deposited in any Common Area for any reason, except on the correct days of the week for pickup and removal.

No littering shall be done or permitted on the Association Property.

9. All Owners shall comply with the Use Restrictions as set forth in the Declaration of Covenants, Conditions and Restrictions.

10. No garage doors shall be permitted to remain open except for temporary purposes, and the Board may adopt further rules for the regulation of the opening of garage doors.

11. Authorized parking passes for permitted vehicles (Please see Exhibit B or the Covenants for a list of prohibited vehicles as defined by the HOA Documents) may be obtained from the property manager or from any Board member for parking at the community parking area. No pass may be given for a period longer than ten (10) days. Any pass requested for a period longer than ten (10) days will require the signature of three (3) Board members.

12. Overnight parking passes for rental moving trucks, trailers, storage containers (pods) will be made available to residents moving in or out of the community. These passes will be for one (1) overnight parking either on the resident's driveway or at the community parking area if space is available. An extension of one (1) night will be available to residents who request more time to move. No overnight parking of such vehicles, trailers, or storage containers (pods) is permitted on the street. A pass will not be issued to any resident to park a truck, trailer, or storage container that is oversized and unable to be parked on a driveway or, if space is available, in the community parking area.

13. Any aquatic activity, including, but not limited to, boating, fishing, playing, swimming, or use of flotation devices, is forbidden on all lakes and other bodies of water within the Property.

14. All requests for work shall be directed to the Management Company. The on-site maintenance man has been directed not to perform work requested directly by an owner unless a work order has first been prepared by the management company.

15. Fruit trees of any kind may not be planted as the dropping of fruit poses a maintenance issue as well as the potential to attract rodents, pigs, and other wild animals from the Preserve.

16. The Rules and Regulations may be modified, added to, or repealed in accordance with the By-Laws of the Association.
By Resolution of the Board of Directors of Carleton Oaks Homeowners Association Inc.

Modified June 11, 2009

Fire Station #8 Update

Board members Bob Bradley and Marjorie Schnier attended a second meeting of the Palm Beach County Senior Engineer's Office regarding the construction of a permanent fire station located directly outside our community.

At its first meeting a large contingent of Carleton Oaks residents and board members attended. They were quite vocal in discussing their concerns regarding the noise, design, and landscaping of the current temporary firehouse and the intentions of the County to address them. Suggestions were offered by our residents to resolve them.



It appears that the County was listening. Most of what was recommended or suggested has been incorporated into a new architectural plan for the site.

Firstly, the project manager has processed the paperwork to obtain funds to paint the existing temporary structure neutral beige.

Secondly, it was unanimously agreed that the current structure does not match the local architecture of our community. The proposed permanent structure will be much more attractive. It will be painted to match the color scheme of homes within our community. The roof will be barrel-tiled like those in the Oaks. A tower will be added to the structure to enhance its attractiveness and be placed on the eastern side of the building. Its placement will reduce noise transmitted to our community. A new architectural schematic was presented where the permanent structure will be as close to Northlake Boulevard (south) and Memorial Park Road (west) as possible. This will move the building as far as possible from our exterior wall, hopefully further reducing the noise level. In addition, the front of the firehouse will now face Northlake Boulevard with ingress and egress for the fire trucks directed towards Memorial Park Road.

While much of the landscaping along our perimeter wall has been completed, an additional 25 trees and smaller shrubbery have been added to the plan. In addition, Seacoast Water Utility has been requested by the Board to permit the landscaping of their easement. Seacoast required that the Oaks waive any future claim to replanting the area if the easement had to be cleared for repairs.

A generator which will contain multiple outlets will be installed so that during a hurricane our community will be invited to recharge their cell phones.

Finally, a request to run a trench from their generator to provide electricity to our lift station has been added to the plans. It would enable us to use their generator to "flush" our waste. Officials stressed that this addition was dependent upon the availability of funds.

February 2010 was the earliest date when we can hopefully see ground-breaking- an ambitious date.