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CARLETON CLARION

THE CARLETON OAKS NEWSLETTER

MARCH, 2007

BOARD MEETING

The Board of Directors met on Thursday, March 8, 2007, as announced. In addition to the five Board members, there were fewer than 10 homeowners present, as well as Judy Lavers, our property manager. The meeting was called to order at a little after 7:00 PM by John Ali, the newly elected President of the Board. He expressed his appreciation for Jim Stiles' service to the Board as its President, who received a round of applause. This was the first regular meeting of the new Board of Directors, although there was only one new face on the Board. We offer our best wishes to Hank Rosely. The meeting was adjourned about 9:00 PM. The next regularly scheduled Board meeting will be on Thursday, April 12, 2007 at 7:00 PM in the Clubhouse. It will, of course, be open to all homeowners.

NORTHLAKE BLVD. PLANTINGS

It was reported that the County has allocated about \$250,000 for planting along Northlake Boulevard, between Beeline Highway and Ibis. The City of West Palm Beach has agreed to assume responsibility for the maintenance of the plantings. There will be no financial obligation to Carleton Oaks. Many of our residents have expressed great approval of this project so far.

SOCIAL COMMITTEE

Bette Antrim, presently chairing the Social Committee, has submitted her resignation to the Board, which has expressed its appreciation for her work in this capacity. If you have any interest in taking over this position, or joining the Social Committee, please contact John Ali.

ARCHITECTURAL CONTROL COMMITTEE

The ACC meeting scheduled for March 1, 2007, was cancelled. Although the committee did not meet, the Board was informed that Sal Marino and Bob Bradley should be appointed as new committee members. As there were no objections from the Board, in accordance with our documents these appointments are now official. The next meeting of the ACC will be held on Thursday, April 5, 2007, at 6:00 PM in the clubhouse. All residents are invited to attend.

QUARTERLY ASSESSMENTS

Bills for quarterly assessments are no longer mailed out regularly. Coupon books were already mailed containing these bills. Check the coupon book for your bills.

DELINQUENCY

Letters have been sent out to those owners who have not yet paid their regular assessments. After 30 days, a letter indicating delinquency will be sent. After 60 days, a letter demanding compliance will be sent. After 90 days, the matter will be turned over to our lawyers. In accordance with our documents, there are also escalating late fees to be imposed for each month of delinquency.

MORE FROM SEACREST

Letters have been sent to those homeowners who have violated ACC rules and placed basketball hoops in the front yards. These violations have all been eliminated. The Management Company also informs us that background checks are routinely made on all applicants planning to live in our community.

PRESSURE WASHING

The Board voted to seek bids for pressure washing of sidewalks and swales, as well as several other structures.

PLANNING BOARD MEETING ON FIRE STATION #8

The West Palm Beach City Planning Board met on Tuesday, Feb. 20, 2007, at 6:00 PM, in the Commission Chambers at City Hall. About 5 or 6 of our residents were in attendance. They voted to approve the annexation of the property in question, to assign it a Community Service (CS) land Use Designation, and to rezone it to a CS designation. These recommendations will now go to the West Palm Beach City Council for the final, official vote.

NEW OWNERS

We would like to extend a warm welcome to Adam and Devon Placido, and to Jose Orlando Bernal and Clemencia Camargo, on becoming our newest neighbors.

WORK ORDERS

Once again, please be advised that if you want to have any work done you must complete a work order with Seacrest Mgmnt., (656-6310).

MORE ON THE FIRE STATION

According to the staff of the Planning Board of the City of West Palm Beach, the proposed Fire Station would respond to **all** calls from properties on Northlake Boulevard (including, of course, Carleton Oaks). They also said that WPB had no intention of annexing any other property on the North side of Northlake Blvd. (which is set aside as the annexation area for Palm Beach Gardens). The temporary station would be in operation beginning in March of 2008, and a permanent station would be budgeted for in 2010. It should be understood by Carleton Oaks residents that the Fire Station will respond to all local emergencies, including those within Carleton Oaks. It should be emphasized that, no matter what our personal preferences may be, in accordance with the original deed restrictions set up when the County sold the property to West Palm Beach, there will be a fire station erected on the property in front of Carleton Oaks. According to this staff, the County also wants a fire station built on this property.