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CARLETON CLARION

THE CARLETON OAKS NEWSLETTER

NOVEMBER, 2006

BOARD MEETING

The Board of Directors met on Thursday, November 9, 2006, at 7:00 PM, as announced. All of the Board members were present, as was Carolynne Casale, our property manager. About 10 residents were present. The meeting was called to order at 7:05 PM, and adjourned at about 8:15 PM. The next regularly scheduled meeting will be on Thursday, December 14, 2006 at 7:00 PM in the Clubhouse. All owners are, of course, invited to attend.

MANAGEMENT COMPANY

The Board voted to hire a new company to manage our community. As of Jan. 1, 2007, our new management company will be Seacrest Management. The contract with Bristol Management will terminate as of 12/31/06.

MORE INFORMATION ON SEACREST MANAGEMENT

Seacrest Management is a full-service management company. This means that the company has internal divisions which are responsible for such activities as landscaping and irrigation. These functions are usually part of the overall contract with the management company, and are not sent out for bids by sub-contractors in the various fields. What this means for residents is that we will no longer be dealing with several different contractors for our basic services, but with a single entity. Our new property manager will hopefully be more sensitive to the general appearance of our community. No longer will one contractor be able to blame another contractor for problems he may be running into.

MULCHING

One of the first things the new management company will be doing is putting down mulch. This work will take place well before the company is officially in charge, probably within the next month. The mulch will be laid down by the Landscaping Division of the Management Company.

This division of Seacrest will also be removing the wooden supports on the trees within our community, which they believe are no longer necessary.

NEW OWNERS

Carolynne Casale of Bristol Management informs us that there have been no new home sales for the past month, and therefore no new members of the Association. The real estate market is still down, and home sales appear to be somewhat less than stimulating.

BUDGET PROPOSAL FOR 2007

The major agenda item of the Board meeting was to consider, and possibly adopt, the proposed budget for next year. After a slide presentation of the budget proposal, along with a line-by-line analysis, and several questions from the homeowners present, the Board of Directors voted to adopt the budget for next year. Comments about the budget proposal were generally positive.

ASSESSMENTS FOR NEXT YEAR

The new budget will, of course, involve an increase in our quarterly assessments. The new assessments will be:

Oakmonts-- \$777 per quarter; Carlyles-- \$823 per quarter. The new assessments will be billed by the new Management Company beginning next year. Although not all homeowners are pleased with the new assessments, they understand that increased costs make increased assessments necessary.

ACC ACTIVITY

The ACC met on Thursday, Nov. 2, 2006. There was only one new application for the committee to consider, involving etching on the front door, which was approved. New application forms, and a new, approved set of Architectural Guidelines are now available on the Carleton Oaks website:

www.Carletonoaks.org

SOCIAL COMMITTEE

If you have any ideas for social activities (parties, outings, etc.) just drop a line to the Committee, using the community mailbox.

DISCOUNTED HURRICANE PROTECTION

One of our residents has come across a new government program which provides evaluations (for free) and recommendations for installers of hurricane shutters (who are paid by the government). To check details and eligibility, go to: www.mysafefloridahome.com

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GARBAGE PICK-UP

Requests for information suggest that it may be time for a review. Monday's pick-up is garbage and trash; Thursday's is garbage and recycling.

Remember that when you are throwing out garbage, do so in a container which locks so that our neighboring wild animals do not have easy access. Do not use plastic bags for garbage disposal.

ANNUAL MEETING

The Annual Meeting of the Carleton Oaks Homeowners Assn. will be held at the Ibis Golf and Country Club on February 15, 2007, at 7:00 PM. Please reserve the date for this important meeting. This will also be the February meeting of the Board of Directors, so it will include regular HOA business. All residents should make every effort to attend. At this meeting the voting homeowners will elect three new members of the Board of Directors for two-year terms. After the meeting, the new Board will elect its officers for the following year.