



HOMEOWNERS UNANIMOUSLY APPROVE OF PRESERVE DONATION



The Special Meeting of Homeowners was held Thursday evening, August 16, 2007, and 119 votes were cast by either proxies or homeowner's in attendance. It was unanimous in favor of amending our Declaration and permit the 79.3 acre donation of the Preserve to Palm Beach County. No homeowners entered a negative vote – 100% of votes cast were in favor.

All that remains to complete the donation is a title commitment and a last minute walk-through by Palm Beach Environmental Resources Department. A boundary survey of the property line has been completed to verify no encroachments exist, and State South Florida Water Management has verified the Preserve is in compliance.

The Carleton Oaks Board of Directors have asked our counsel to finalize the title commitment and any remaining documentation to accomplish the Closing before September 16, 2007. Everyone is looking forward to celebrating the Closing.

Palm Beach Gardens Annexation

The Carleton Oaks Board of Directors have opened discussions with the city of Palm Beach Gardens about being annexed into their jurisdiction. The Board plans on announcing future meetings to discuss this subject with the homeowners. Don't worry, the zip code for Carleton Oaks will stay the same - 33412.

Carleton Oaks Phone Directories are now available

The latest version of the Carleton Oaks Phone Directory have been distributed to those who have filled out and returned their information sheet. If you have filled out and returned the information and did not receive your directory yet, kindly contact Harry Jagoda or Marshall Harris for your copy. Others can download the information from our web site at www.CarletonOaks.org.



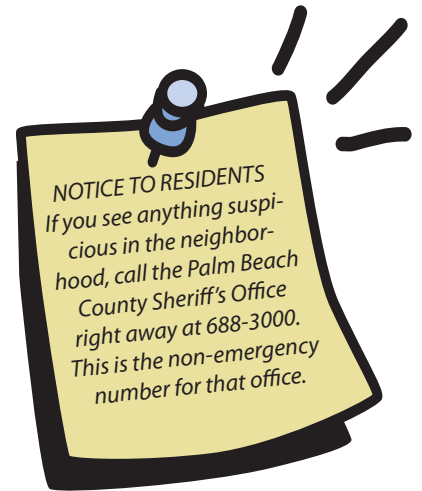
Comcast Cable Update

A three-year contract for basic television cable has been finalized and signed with Comcast Cable. The Board negotiated a lower cap on potential future increases.

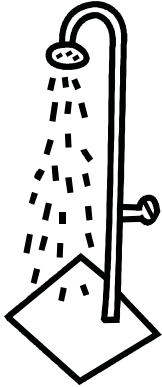
ENFORCEMENT AND SECURITY ISSUES

The Board is still investigating the usage of cameras at the front gate. 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.



SHOWER BEFORE ENTERING THE POOL



Remember to shower before entering the community pool and to not wear suntan lotion until exiting the pool.

Apparently the oils from the suntan lotion are clogging the pool filter.

UPCOMING MEETINGS

Architectural Control Committee (ACC)
Sept. 6 - 6 p.m.
Carleton Oaks Clubhouse

Board Meeting
Sept. 13 - 7 p.m.
Carleton Oaks Clubhouse

FOR SALE

Antique wrought-iron tea cart with wheels and many other antiques available. Contact Fred Watson at 775-3192.

Three counter-height maple barstools for sale - \$25 each or all three for \$65. Contact Suanne Leavell at 624-5092.



Welcome to the Neighborhood

Remember our new Property Manager with Seacrest Services is Carlos Simoes. All his contact information is listed below.

Carlos Simoes
561-697-4990
csimoes@seacrestservices.com

Remember most information and forms (i.e. Architectural Change Form, Application for Purchase, etc.) can be found online at the Carleton Oaks Web site at www.carletonoaks.org.

Please contact Rebecca Seelig at 630-7016 or email her at rebecca.seelig@gmail.com if you would like to add a story or tid-bit to the next newsletter. Also contact Rebecca if you would like to list any items you might have for sale i.e. furniture, jewelry, collectables, etc., in the next issue of the Carleton Clarion.