

BOARD OF DIRECTORS' REPORT

Budget Preparation in the Works

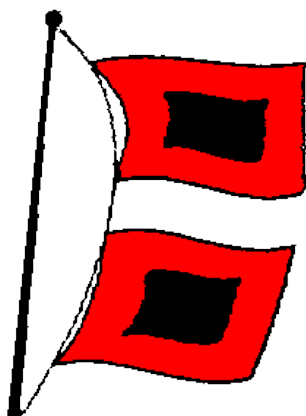
The Budget Committee is in the process of preparing a 2009 budget for the Board's consideration. As in the past, included will be those items necessary for the upkeep and maintenance of all Common Areas. This will comply with our community-wide standard aimed to best preserve and enhance the values of our property in Carleton Oaks.

The committee seeks input from the community. If there is a need that you feel has not been addressed in the past or have suggestions about our existing budget items, let the treasurer know. Please send Pam Bates an email at pam.bates@comcast.net. If you have a project that you would like to see adopted into the budget, please provide cost estimates for the Board's consideration. The Board cannot vote on behalf of your suggestion without knowing what it will cost. If you need help in obtaining those numbers, also send an e-mail to Pam who may be able to assist.

By reaching out to our residents we hope to include your ideas and wishes for our community. You may have a project that no one else has thought of doing. It takes a village to prepare a good fiscal plan that will affect our community's appearance.

Hurricane Shutters

Our ACC rules indicate that shutters are only to be installed during the time of a hurricane warning. While this area never received such a warning, several homeowners installed their shutters in anticipation of Hurricane Ike. Our HOA rules require that the shutters that are in the front of the home be removed within one



(1) week after the storm passes. At a prior meeting the Board authorized that shutters on the rear of the house could stay up for the season. So these shutters at the rear of the house may remain. We ask that shutters that are in place in the front of the house be taken down.

Shutter Fading



A few residents have approached the ACC to identify a problem with the green shades on some homes. It has been observed that the shutters are fading. Regrettably they are made of plastic and cannot be painted. They have to be replaced. The chairperson of the ACC, Lori Morgan, has researched the internet and has discovered that the same type of shutter is available for purchase. Further investigation is needed regarding the mounting of these shutters. If they can be utilized in our community, purchasing details will be made available to our residents.

Board Votes to Change Late Fee Date

In order to coincide with Article IX of its Covenants, the Carleton Oaks Board of Directors has approved a change in the number of days after which a late fee will be imposed on a homeowner who is late in the payment of a quarterly assessment. Starting in January 2009 any owner who is 15 days late with his payment will be charged a \$25 late fee. This is a change from the current practice of imposing a late fee after 30 days. Thus, for example, if a payment is due on the first of the January, a late fee of \$25 will be imposed if the payment is not received within 15 days of the 1st of January.

This action brings our community into line with most other Home Owner Associations. The Board adopted this resolution after seeking and receiving the advice of its attorney regarding a legal right of the Board to change the number of days after which a late fee is imposed.

Miscellaneous Information



Medical Emergencies and 911

As a community we should be aware that when you dial 911 with a medical emergency, the Northlake Firehouse paramedics will respond very quickly. However, depending on their diagnosis you will be taken to one of the following hospitals:

Cardiac: Palm Beach Gardens (as well as St. Mary's and JFK)

Stroke: either Columbia or St. Mary's

Trauma: St. Mary's

FAQ's about Carleton Oaks (From the Web site www.carletonoaks.org. To learn more about your community, make sure to visit the community Web site often.)

When was Carleton Oaks built?

Carleton Oaks was built in 2002 by DiVosta Homes.

What is the distance around Oldham Way?

It is .8 miles if you walk completely around Oldham Way.

How big is the lake?

The lake is approximately 12 acres and is as deep as 30 feet in the middle.

Are there any alligators in the lake?

One five foot alligator was removed from the lake at the end of 2004. Residents have seen a few smaller alligators in the lake since then. Obviously, swimming is not permitted in the lake.

Are the Sandhill Cranes I see in the neighborhood tame? Can I feed them?

Northlake Boulevard was built right through a Sandhill Crane nesting area so you will see many of them in the vicinity. There are two adults who make Carleton Oaks their home. Sandhill cranes mate for life and generally have two chicks each spring. Many times the smaller of the chicks dies as the parents tend to the larger baby. But we have seen a number of two chick families. The babies stay with the parents for about one year and are then chased away so they can start their own families. It is illegal to feed or attempt to attract wildlife, including Sandhill Cranes.

UPCOMING MEETINGS

Architectural Control Committee (ACC) October 1 - 6 p.m. Carleton Oaks Clubhouse	Architectural Control Committee (ACC) November 5 - 6 p.m. Carleton Oaks Clubhouse
Board of Directors' Meeting October 9 - 7:00 p.m. Carleton Oaks Clubhouse	Board of Directors' Meeting November 13 - 7:00 p.m. Carleton Oaks Clubhouse

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.