

PRESTWICK CHASE HOMEOWNERS ASSOCIATION, INC.
c/o BRISTOL MANAGEMENT SERVICES, INC.
1930 COMMERCE LANE, SUITE 1
JUPITER, FLORIDA 33458
(561)575-3551
FAX: (561) 575-5423

MEETING MINUTES
BOARD OF DIRECTORS
2/3/10

SUE REIL CALLED THE BOARD OF DIRECTORS MEETING TO ORDER AT 6:00 P.M.

THERE WAS A QUORUM OF DIRECTORS PRESENT. SUE REIL, TOM CERUZZI, AND DR. LAREMONT. RON GRIMM BY TELEPHONE, SUSAN QUEEN WITH BRISTOL MANAGEMENT WAS PRESENT ALONG WITH VARIOUS HOMEOWNERS.

NOTICE OF THE MEETING WAS SENT TO THE DIRECTORS AND POSTED.

A MOTION WAS MADE BY TOM CERUZZI TO APPROVE THE MINUTES OF THE DECEMBER BOARD OF DIRECTORS MEETING. THE MOTION WAS SECONDED AND IT PASSED UNANIMOUSLY.

SUE REIL, PRESIDENT REVIEWED THE LETTER ON ROOFS AND DOGS THAT RON GRIMM, DIRECTOR MET WITH GARY FIELDS, THE ASSOCIATION ATTORNEY ON. GARY FIELDS APPROVED THE LETTER TO BE SENT OUT TO THE MEMBERS. A MOTION WAS MADE BY TOM CERUZZI TO APPROVE FOR THE LETTER BE SENT OUT TO THE MEMBERSHIP. DR. LAREMONT SECONDED THE MOTION AND IT PASSED UNANIMOUSLY. SUE REIL REVIEWED THE POOL FURNITURE PROPOSALS SHE RECEIVED. SHE STATED THEY WENT AND MET WITH THE OWNERS OF THE COMPANIES. THEY MET WITH SUNNYLAND AND REILLYS. SUE STATED SUNNYLANDS BID WAS FOR \$9,140.52 AND REILLYS WAS FOR \$9,282.54. SUNNYLAND HAS DONE QUITE A FEW POOLS IN PGA NATIONAL AND HAS DONE GOOD WORK. A MOTION WAS MADE BY DR. LAREMONT TO APPROVE SUNNYLAND AT \$9,140.52 TO REDO THE POOL FURNITURE AND TABLES. TOM CERUZZI SECONDED THE MOTION AND IT PASSED UNANIMOUSLY. SUE REIL REVIEWED WITH THE DIRECTORS THE TWO AREAS OF DRIVEWAYS THAT NEED TO BE REPAIRED. THEY HAVE MET WITH THREE COMPANIES. A MOTION WAS MADE BY TOM CERUZZI TO APPROVE GETTING THE DRIVEWAYS THAT NEED REPAIRING AT 553 AND 557 REPAIRED BY TOM ADEIMY CONCRETE. DR. LAREMONT SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

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SUE REIL EXPLAINED THAT SHE SPOKE TO GARY FIELDS AND HE SAID THE BOARD OF DIRECTOR NEEDS TO DECIDE HOW MANY DIRECTORS THEY WILL HAVE FOR 2010-2011. THEY NEED TO VOTE ON IT AT A BOARD OF DIRECTORS MEETING. SHE STATED THAT GARY FIELDS SAID IN THE BY-LAWS AS LONG AS THE NUMBER WAS REASONABLY POSSIBLE.

FLIERS ARE MADE UP FOR THE HONDA CLASSIC FOR THE RESIDENTS. THEY WILL BE PASSED OUT THE END OF FEBRUARY TO THE RESIDENTS. THE SECURITY COMPANY USED LAST YEAR WILL BE CALLED TO SCHEDULE WITH TOM CERUZZI THE DAYS AND TIME THEY WILL MAN THE FRONT ENTRANCE. THEY WILL BE ASKED TO TRY TO KEEP THE PRICE PER HOUR THE SAME AS LAST YEAR.

A MOTION WAS MADE BY TOM CERUZZI TO APPROVE FOUR DIRECTORS FOR 2010-2011. DR. LAREMONT SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

THERE BEING NO FURTHER BUSINESS A MOTION WAS MADE BY TOM CERUZZI TO ADJOURN THE MEETING WAS ADJOURNED AT 6:25 P.M. DR. LAREMONT SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.