

PRESTWICK CHASE HOMEOWNER'S 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 MEMBERS MEETING
6/7/10

SUE REIL, PRESIDENT CALLED THE BOARD OF DIRECTORS MEETING TO ORDER AT 6:30 P.M.

THERE WAS A QUORUM OF DIRECTORS PRESENT. SUE REIL, GEORGE MARCHETTI, (TELE- CONF. CALL) RON GRIMM, (TELE- CONF. CALL) DR. LAREMONT AND SUSAN QUEEN WITH BRISTOL MANAGEMENT WAS PRESENT ALONG WITH VARIOUS HOMEOWNERS.

NOTICE WAS SENT TO THE DIRECTORS AND POSTED ON THE PROPERTY.

A MOTION WAS MADE BY GEORGE MARCHETTI TO APPROVE THE MINUTES OF THE APRIL 28, 2010 BOARD OF DIRECTORS MEETINGS. THE MOTION WAS SECONDED BY DR. LAREMONT AND IT PASSED UNANIMOUSLY.

SUE REIL, PRESIDENT REVIEWED THE FINANCIAL STATEMENT AS OF 4/30/10 AND ANSWERED ANY QUESTIONS. IT WAS NOTED THERE WERE 11 FORECLOSURES. A MOTION WAS MADE BY DR. LAREMONT TO APPROVE THE TREASURER'S REPORT AS OF 4/30/10. RON GRIMM SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

SUE REIL, PRESIDENT REVIEWED HER PRESIDENT'S REPORT WITH THE DIRECTORS AND THOSE PRESENT. SHE STATED THE FOLLOWING:

1. TOWNHOME DRAINS - THERE ARE 18 INSIDE COURTYARD DRAINS THAT GO UNDERGROUND TO A BUBBLER BY THE ROAD. SUE READ THE EMAIL (ATTACHED) FROM GARY FIELDS STATING IT IS IN THE SAME CATEGORY OPTION AS THE UTILITIES. A MOTION WAS MADE BY DR. LAREMONT, TO APPROVE THE RECOMMENDATIONS FROM GARY FIELDS, THE ASSOCIATION ATTORNEY THAT THE LINES BE CONSISTANT AS THE UTILITIES AND BE SENT OUT WITH THE NEXT MEMBERSHIP UPDATE. RON GRIMM SECONDED THE MOTION AND IT PASSED UNANIMOUSLY. DAVE WITH IMAGE ONE HAS QUOTED \$75 PER UNIT TO FLUSH THE DRAIN PIPE IF ANY MEMBER WISHES TO CONTACT HIM FOR THE SAME.

2. PLANT REPLACEMENT – BILL SUMMA WENT AROUND AND MADE A LIST OF THE DEAD PLANTS FROM THE BAD WINTER WEATHER WHICH WAS PASSED ONTO IMAGE ONE FOR A PROPOSAL. THE COST FROM IMAGE ONE IS \$4,670. A MOTION WAS MADE BY DR. LAREMONT TO APPROVE THE PROPOSAL FROM IMAGE ONE. GEORGE MARCHETTI SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.
3. SUE REIL REVIEWED THE MEETING OUTLINE (ATTACHED) ON MEETING HELD WITH RAY CARANCI THE ASSISTANT CITY FORESTER REGARDING THE MAHOGANY TREES FOR MR. AND MRS. BUATTI 387-2. HE STATED AN APPLICATION THROUGH THE CITY OF PALM BEACH GARDENS WOULD HAVE TO BE MADE FOR REMOVAL. THE CITY FORESTER WAS NOT IN FAVOR OF REMOVING THEM. HE SAID SOME BRANCHES COULD BE TRIMMED. THE MAHOGANY TREE ACROSS THE STREET AT # 435 THAT HANGED OVER A HOMEOWNERS COURTYARD HE WOULD NOT APPROVE REMOVAL AT ALL. HE LOOKED AT ANOTHER TREE AT #365-4 THAT WAS LEANING AND SAID THE ROOTS WERE SUBSTANTIAL TO HOLE THE TREE AND WOULD NOT APPROVE REMOVAL ONLY IF A RISK ANALYSIS WAS DONE BY A PROFESSIONAL ARBORIST AND THE REPORT PRESENTED TO THE CITY.
4. SUE SAID THEY COMPLETED SOME DRAINAGE PROJECTS AND IMAGE ONE IS WORKING ON TWO AREAS. SUE SAID THEY HAVE DONE AS MUCH AS THEY CAN BY CREATING SWALES. SUSAN SAID THERE STILL IS ONE FOR ZACH YOUNG THAT HE IS REQUESTING TO BE DONE.

NEW BUSINESS

1. APPOINTMENT OF DIRECTOR AND SECRETARY/TREASURER OF ASSOCIATION

A MOTION WAS MADE BY DR. LAREMONT TO APPOINT RUTH DE ROSE AS DIRECTOR TO FILL THE TERM OF TOM CERUZZI WHO HAS RESIGNED AND TO APPOINT GEORGE MARCHETTI AS SECRETARY/TREASURER OF THE ASSOCIATION. RON GRIMM SECONDED THE MOTION AND IT PASSED

PAGE 3
MEETING MINUTES
PRESTWICK CHASE
6/7/10

SUE REIL EXPLAINED THE RENEWAL YEARS OF EACH DIRECTOR. SUCH AS RUTH, 2011, RON 2011, SUE, 2012, KATIA, 2012 AND GEORGE, 2013. SUE WAS REQUESTED TO CHECK HER EXPLANATION OF TERMS WITH GARY FIELDS. IT WAS AGREED THAT WHATEVER OUR ATTORNEY STATES WILL STAND AND BE INSERTED IN THE MINUTES. (ATTACHED)

THERE BEING NO FURTHER BUSINESS A MOTION WAS MADE BY DR. LAREMONT TO ADJOURN THE MEETING AT 7:15 P.M. RON GRIMM SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.