

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

SPECIAL MEETING MINUTES
BOARD OF DIRECTORS
3/22/12

DR. KATIA LAREMONT CALLED THE BOARD OF DIRECTORS MEETING TO ORDER AT 6:35 P.M.

THERE WAS A QUORUM OF DIRECTORS PRESENT. SUE REIL, RON GRIMM, DR.LAREMONT, RUTH MOGUILLANSKY AND GEORGE MARCHETTI. ALSO PRESENT WAS SUSAN QUEEN WITH BRISTOL MANAGEMENT, ALONG WITH BILL SUMMA, AND VARIOUS HOMEOWNERS.

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

DR. LAREMONT STATED SINCE THIS WAS A SPECIAL MEETING FOR RON GRIMM TO REVIEW ITEMS THAT BILL SUMMA AND HE REVIEWED WITH COASTAL PAINTING AND MR. MACDONALD, THE CONTRACTOR.

RON GRIMM, REVIEWED THE INSPECTION THAT BILL SUMMA, COASTAL PAINTING AND MR. MACDONALD, THE CONTRACTOR.

1. RON STATED THEY REVIEWED THE WOOD SIDING AND THE REPAIRS THAT WOULD NEED TO BE MADE BEFORE ANY PAINTING IS DONE. THERE ARE SOME AREAS IN WORSE CONDITION THAN OTHERS. RON STATED THEY COULD GET ALL OF THE WORK DONE BEFORE THE PAINTING WOULD BEGIN. THE BUILDINGS ARE GETTING OLDER AND THEY NEED TO BE TAKEN CARE OF. SOME RESIDENTS AT THE MEETING STATED THE EXTERIOR OF THE BUILDING OF THEIR UNIT IS THEIR RESPONSIBILITY TO TAKE CARE OF AND NOT THE ASSOCIATION AND THEY DO NOT WANT A LARGE ASSESSMENT ESPECIALLY IF THEIR WORK IS MINOR ON THEIR UNIT. RON EXPLAINED IT IS TO HELP THE UNIFORMITY OF THE BUILDINGS. RON ANSWERED ANY QUESTIONS FROM THE HOMEOWNERS.

2. GATES – RON GRIMM THE DIFFERENT TYPES OF GATE REPAIRS. HE SAID THEY WANT TO WORK WITH EVERYONE IN GETTING THEM REPAIRED. SUE REIL EXPLAINED THE PGA POA ALL READY HAS THE SPECIFICATION ON THE GATES THAT ARE APPROVED FOR PRESTWICK CHASE. RON STATED THAT THEY HAVE TO WORK WITH THE HOMEOWNERS IN THESE ECONOMIC TIMES AND ALLOW THEM TO BE ABLE TO FIX THEIR GATES AT A REASONABLE COST. SOME HOMEOWNERS SAID THERE WERE OTHER SPECIFICATIONS THAT THE PGA POA RECEIVED WHEN THEY WERE ON THE BOARD OF DIRECTORS. SUE REIL EXPLAINED AGAIN THE SPECIFICATIONS THAT THE PGA POA HAVE AND THOSE ARE THE ONLY ONES THAT THEY WILL APPROVE. RON ANSWERED QUESTIONS FROM THE HOMEOWNERS.
3. RODENT CONTROL – SUSAN QUEEN EXPLAINED TO THE DIRECTORS THAT SOME HOMEOWNERS WANTED HER TO BRING UP THAT THEY HAVE A RAT PROBLEM IN THEIR UNITS AND THEY ARE COMING IN FROM CRACKS IN THE FOUNDATIONS, THE ROOFS ETC. RON GRIMM STATED WHEN THEY INSPECTED THE BUILDINGS YOU COULD SEE OPENINGS WHERE RODENTS CAN GET IN, THAT IS WHY THESE WOOD AREAS NEED TO BE REPAIRED OR REPLACED. IT WAS DECIDED THAT ALL HOMEOWNERS ARE RESPONSIBLE FOR THEIR OWN RODENT CONTROL AND THEY WILL NEED TO CALL AN EXTERMINATOR. RON GRIMM SAID HE HAD GOOD RESULTS WITH NOZZLE NOLEN AND IT COST ABOUT \$300. THE HOMEOWNERS WHO CALL WILL BE TOLD THEY CAN USE ANY EXTERMINATOR, BUT NOZZLE NOLEN HAS DONE A GOOD JOB FOR SOME HOMEOWNERS. RON ANSWERED ANY QUESTIONS FROM THE HOMEOWNERS.
4. GUTTER CLEANING – RON GRIMM STATED THEY REVIEWED THE GUTTERS WHEN THEY DID THEIR INSPECTION. HE SAID THEY NEED TO BE CLEANED OUT PERIODICALLY WHICH ALLOWS THE WATER COMING OFF OF THE ROOF TO FLOW ACCORDINGLY. WHEN THEY ARE NOT CLEANED OUT THE WATER STARTS HITTING AREAS THAT WILL CAUSE ROT AND EROSION. RON WAS TOLD NOT ALL BUILDINGS HAVE GUTTERS AND IT IS THE RESPONSIBILITY OF THE HOMEOWNERS TO CLEAN THEIR OWN GUTTERS. RON ANSWERED ANY QUESTIONS FROM THE HOMEOWNERS.

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MARCH 22, 2012

RON GRIMM ASKED FOR THE DIRECTORS TO VOTE ON APPROVING SPENDING \$3,000 FOR THE CONTRACTOR TO GIVE A PROPOSAL FOR REVIEWING WHAT NEEDS TO BE DONE REGARDING THE WOOD REPLACEMENT AND GIVING A PROPOSAL FOR THE WORK THAT WOULD NEED TO BE DONE BEFORE THE PAINTING. AT THIS TIME THE DIRECTORS WANTED TO TABLE THIS MATTER UNTIL THEY CAN REVIEW THIS REQUEST FURTHER, ALONG WITH THE COASTAL PAINTING CONTRACT.

THERE BEING NO FURTHER BUSINESS, A MOTION WAS MADE BY GEORGE MARCHETTI TO ADJOURN THE MEETING AT 7:30 P.M. SUE REIL SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

June 29, 2010

SUE REIL, PRESIDENT REVIEWED THE FINANCIAL REPORT WITH THE DIRECTORS AND THOSE PRESENT. SHE ANSWERED ANY QUESTIONS.

SUE REIL STATED THEY RECEIVED TREE TRIMMING BIDS FROM IMAGE ONE AND ZIMMERMAN TREE TRIMMING. SHE ANNOUNCED ZIMMERMAN TREE TRIMMING CAME IN AT APPROXIMATELY \$5,000 LESS THAN IMAGE ONE. A MOTION WAS MADE BY DR. LAREMONT TO APPROVE HAVING ZIMMERMAN TREE SERVICE DO THE TREE TRIMMING SINCE THEY WERE THE LOWEST AND HAVE A GREAT REPUTATION FOR BEING TREE TRIMMERS AND ARBORIST. GEORGE MARCHETTI SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

THE DIRECTORS REVIEWED TONY GALLO'S REQUEST FOR TREES TO BE REINSTALLED IN THE CENTER PARKING ISLAND BY HIS UNIT. HE SHOWED THE ORIGINAL LANDSCAPE PLAN TO THE DIRECTORS. THE DIRECTORS DID TELL MR. GALLO THOSE TREES HAVE NOT BEEN THERE FOR SEVERAL YEARS AND IF THEY START REPLACING ALL OF THE TREES IN THE DEVELOPMENT THERE WILL HAVE TO BE A SPECIAL ASSESSMENT TO ALL HOMEOWNERS. THEY TOOK HIS LETTER AND PLAN UNDER ADVISEMENT.

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JUNE 29, 2010

MR. GALLO SAID HE HAS REVIEWED THIS MATTER WITH THE PGA POA.

SUSAN QUEEN REVIEWED THE PROCEDURE ONE MUST FOLLOW THROUGH THE PGA POA AND THE CITY OF PALM BEACH GARDENS WHEN REMOVING OR REPLACING LANDSCAPING IN PGA NATIONAL.

A MOTION WAS MADE BY DR. LAREMONT TO ADJOURN THE MEETING AT 7:15 P.M. SECONDED BY GEORGE MARCHETTI AND PASSED UNANIMOUSLY.

GENERAL QUESTIONS FROM THE HOMEOWNERS WERE TAKEN AND ANSWERED.

HE 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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FEBRUARY 3, 2010
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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.