

Prestwick Chase Homeowner's Association, Inc.
c/o Bristol Management Services Inc.
1930 Commerce Lane, Suite 1
Jupiter, FL 33458
(561)-575-3551

Board of Director's Meeting minutes 09/14/2012

Dr. Katia Laremont called the Board of Director's meeting to order at 4:01pm

There was a quorum of directors present. Present: Dr. Katia Laremont, Ronald Grimm in person and Sue Reil via tele- conference. Also present Joannie Schmidt with Bristol management, Bill Summa and one homeowner.

Notice of the meeting was sent to the directors and signs posted.

A motion was made By Sue Reil to approve the May 14, 2012 Board of Director's meeting minutes. Ronald Grimm seconded the motion and it passed unanimously.

Ratification of new treasurer position: Sue Reil will assume the position of treasurer for Ruth Moguillansky and Ruth will become Director. A motion was made By Ronald Grimm to approve the appointments. Dr. Katia Laremont seconded the motion. Sue Reil abstained from motion.

Financial report: Sue Reil presented the financial report. Total current assets are \$203,444.67, contingency fund balance is \$348,701.29, and Roof loan balance is \$662,475.64. The bad debt has gone down.

Old Business: (reports by Ronald Grimm)

1. Landscaping: The philodendrons were replaced at the south entrance and at the north end by the mailbox station.
2. Roof cleaning: The roof-a-cide project is complete. The project took approximately two weeks and went very smoothly.
3. Tree trimming: Tree trimming is complete through out the community. Bill Summa worked with Dave form Image One. Most hardwoods, all palms and other miscellaneous tree were trimmed.
4. South end project completion: The project is complete, all new electric and irrigation was installed as well as new landscape material.
5. Other: Pool service provider was changed to Blue Pools in the spring and this has worked out very well. Electrical light pole had to be reworked on the north end. There have been 15 woodpecker holes repaired and the deterrent flashers moved down in location. Pressure washing throughout the community is due to commence. Repainting of the numbers on the parking blocks is in progress.

New Business: None

Other Business:

1. Meeting date selection: Wednesday, November 28th will be the next meeting of the Board of Directors and this will also be the meeting the 2013 budget will be ratified. Notice to follow. Tentative Annual Members Meeting date set for either Wednesday, January 30th 2013 or Wednesday, February 6th 2013 at 6:00pm. Selection and notice to follow.

There being no further business, a motion was made by Ronald Grimm to adjourn meeting at 4:34pm, seconded by Sue Reil and the motion passed unanimously.

Open forum/Discussion: Homeowner had concern on gate replacement.

Respectfully submitted,
Joannie Schmidt, LCAM