

**PRESTWICK CHASE HOMEOWNERS ASSOCIATION, INC.**

c/o Bristol Management Services, Inc.  
1930 Commerce Lane, Suite 1, Jupiter, Fl. 33458  
(561) 575-3551 Fax (561) 575-5423

May 2010

**A WORD FROM YOUR BOARD:** It has come to our attention that for some reason members are not contacting our management company (Bristol) when a problem occurs, be it landscaping, irrigation, violations, etc. Once the management company is contacted, a record is made and a work order or email is issued to the parties responsible. If Bristol is not contacted and is not made aware of any problems, it follows that the contractor(s) will not be made aware as well, and as such, does not follow through takes place. Items which then may need to be corrected are not corrected as a result of Bristol not having been informed. Speaking to the work crew in and about the community as regards to any problems needing attending to will not accomplish anything. They only abide by the work orders, emails and the Directors' directives. It is therefore imperative that Bristol be advised so a work order can be submitted to the contractor and copied to the President.

Work Orders have to be called in or emailed to: Tiffany Jackson- Direct Line (561) 427-0822

[tiffany@bristolmanagement.com](mailto:tiffany@bristolmanagement.com)

Accounting Questions: Traci Riso - Direct Line (561) 427-0801 [traci@bristolmanagement.com](mailto:traci@bristolmanagement.com)

Property Manager: Susan Queen - Direct Line (561) 427-0679 [squeen@bristolmanagement.com](mailto:squeen@bristolmanagement.com)

- **Annual Membership Meeting:** A quorum (68 out of 226 members) is necessary to conduct a meeting. As there were only 57 members present, in person or by proxy, this meeting on 4/14/10 could not be held; nor could the opening on the board (election) be filled. Gary Fields, our attorney, who was present, explained that it will be up to the Board, at their next meeting, to fill the opening. It was agreed that this meeting was then to become an informational meeting for the members who were in attendance. Seth Lipson, our accountant, reviewed the Audited Financial Statement for 2009. Gary Fields, our attorney, answered all questions asked of him. It was such a success, having them both present, for members to not only meet them but also to ask questions directly, that we plan to do this each year.
- **Board Meeting:** A board meeting was held at the pool area on 4/28/10 at 6:30PM. George Marchetti was appointed to the Board with said term to expire in 2013.
- **Sewer Pipes:** A question has arisen relative to responsibility in regards to the sewer pipes which run from an individual unit to a point in the common area where it joins pipes from other units. Prior to the above board meeting, we asked our attorney to give us his legal opinion in writing, based upon our documents, as to where responsibility lies. At the above board meeting the following resolution was unanimously agreed upon by the board and will be included in the minutes: The President read Gary Field's statement of 4/2/10 relative to underground utilities. On a motion by Ron Grimm, and seconded by Dr. Laremont, it was unanimously RESOLVED that if the utility line serves just one unit it is the owners responsibility.
- **Pool Furniture:** Re-painting and re-strapping of the furniture at the pool is in process. The Board expects this project to be completed by the end of this month or early next month. When the remaining furniture will have been completed, we will have successfully completed a full renovation of the pool area (building, deck, awning, furniture, etc.).
- **Member Directory:** We regret, but as less than half of the members have responded, after numerous requests, this project has been canceled.
- **Landscape Refurbishment:** An inventory of plants, in the community, which need to be replaced due to the cold weather, etc... has been done. We expect this to be completed within a month.