

BEXLEY PARK
BOARD OF DIRECTORS MEETING
Tuesday, September 19, 2006
West Park Baptist Church – 6:30 PM

Meeting was called to order and quorum was established at 6:30 PM.

With the exception of the following item, minutes from last meeting were approved: Jami commented that last month's minutes should be revised to state that Mack (not Mitch) was not present and therefore there was no President's report.

President's Report: Mack expressed appreciation to the social committee for organizing the community garage sale. He requested that Castle obtain a copy of the delinquency letter currently being sent to homeowners by our attorney.

Treasurer's Report: John reported that our tax returns have been filed. The figures used in the returns were the same ones from last year; however, once the audit is complete, an amendment can be filed if adjustments to the figures are required. John moved that \$60,000 be transferred from retained earnings to reserves for town homes and manor homes; however, Marc indicated that this type of budget change should take place at the 2007 budget meeting. Marc will have a copy of our proposed budget available by Friday, September 22, 2006 so the Board of Directors (BOD) can prepare for next month's budget meeting. A report was also given by a homeowner appointed by Mack to review our insurance policy. It was determined that we may be eligible for a Windstorm Mitigation Credit, which would reduce our insurance premium for town homes and manor homes by anywhere from 5-30%. Inspections by the city of Delray have already been completed and the paperwork has been filed with ASI. We are currently waiting to hear back regarding this matter. If a credit is issued, it will be used to offset future insurance costs for town homes and manor homes. Further review of our insurance policy will be done to see if additional discounts may apply.

Committee Reports:

- Social Committee
 - Community directories will be ready soon. The committee will send out an email to let homeowners know how/when they will be distributed.
 - Upcoming events:
 - Friday, 9/29/06 @ 9:45 AM – gathering for stay-at-home parents and children at 4569 Danson Way
 - Saturday 10/7/06 @ 2:30 PM – toddler meet & greet at 1535 Fenton Dr.
 - Adult social at the pool the week before Halloween (date T.B.D.)
 - Volleyball games (once new sod has had a chance to root)
- ARC Committee
 - 1 request was submitted and approved this month
 - ARC committee wants to start following up with ARC requests to ensure that work submitted for approval matches work completed
 - Letters will be going out to homeowners who have made changes that were not submitted for approval
 - A Fining Committee (AKA Grievance & Appeals Committee) needs to be established per Florida Code. This committee will hear appeals from homeowners who have been fined for violations and make recommendations to the board. 3 volunteers are needed to serve on this committee – they must be independent of the BOD and of the violations committee.
- CAM Committee

- A process/sub-committee needs to be implemented to address hurricane preparation for common areas – volunteers are needed.
- The volleyball court has been sodded; however the condition of the sod was not acceptable. Castle to replace the worst areas and treat the other areas. Marc reported that this was completed on 9/19/06.
- CAM Committee requested feedback from homeowners on work orders submitted to Castle. Feedback needs to include documentation as to homeowner name, address & specific scope of problem.
- Sidewalks & driveways have not been edged properly – will be reported to Castle
- Committee recommended tree pruning be included in 2007 budget. Also recommended adjusting landscape contract to increase mowing frequencies from 32 per year to 36 per year (which is standard for South Florida).
- Reminder that single family homeowners are responsible for trees in their yards (between the sidewalk & the home) – the HOA is responsible for trees in the swales (between the sidewalk & the street)
- Castle responded to the BOD's letter regarding sod replacement; however, the CAM Committee wants to set up a meeting with Castle since many of the dates in Castle's response letter appear to be inaccurate.
- A bid was presented to resolve erosion problems from downspouts on town homes & manor homes for \$14,000; however, the bid seems excessive and will be reviewed by the CAM Committee prior to next month's meeting.
- Due to recent rains, the lake level is no longer critical
- CAM Committee has recommended to Castle that they work to eliminate problems with weeds and continue to address the chinch bug problem. They also recommend that the pavers at the pool be pressure cleaned and sealed and that the pavers in the roundabouts be sealed for preservation.
- Violations Committee
 - The committee expressed frustration that enforcement of rules is not occurring.
 - Jami reported that she will be meeting with City Towing on 9/20/06 to discuss the towing contract. There has been miscommunication from the towing company as to what they require in order to tow an illegally parked vehicle.
 - Marc provided information on a company that can provide uniformed Parking Rangers to track parking violations; however, it was decided that it's a waste of money to pay a company for work the committee is willing to perform provided that steps are taken to begin enforcing the parking rules.

The next BOD meeting will be Tuesday, October 17th at 6:30 PM at West Park Baptist Church. The date for a budget workshop prior to the next BOD meeting will be determined via email. This workshop will also be the forum for discussing Castle's response to the BOD's letter regarding sod replacement.

The meeting was adjourned at 7:33 PM.

Respectfully submitted,

Jami Yaccarino
Bexley Park BOD