

# **NEW HAVEN AT ABACOA HOMEOWNERS ASSOCIATION, INC**

## **BOARD OF DIRECTORS MEETING**

**Monday, May 14, 2007**

**LOCATION: COMMUNITY CENTER – SOUTH (7B)**

### **MINUTES**

**6:00 PM**

#### **Open Forum/Non-Agenda Items:**

No members addressed the board prior to the meeting.

**6:30 PM**

#### **Board of Directors Meeting:**

**Present:** Keith Ennis, Harvey Silverman and Amy Simmonds. Representing Bristol Management was Pam McLendon.

A quorum being established, the meeting was called to order.

#### **Special Guests:**

#### **Rabbi Berel Barash & Don Hearing – Chabad Synagogue Discussion & Update**

Rabbi Barash and his wife Sarah, from the proposed Chabad Synagogue, and Don Hearing, Land Planner for the building joined the meeting. Don briefed the Owners on the proposed structure and presented an artists rendering.

Most of the questions centered on the adequacy of parking. Plans include 88 spaces and a prayer hall accommodating 290 persons. Don noted that there is no “shared parking” agreement with any of the office buildings in the area, but there are oral agreements. It was noted that the synagogue expects a large turnout on a few “holy days” annually, primarily falling in September/October. The possibility of providing bus transport from off-site parking was mentioned by the Rabbi.

The building will contain a student lounge (college level), a prayer hall seating about 290 persons, offices, class rooms and a library. There will be a nursery school and an afternoon school program (after public school dismissal).

Further discussions with the Rabbi indicated that the approval process is awaiting the availability of funds for construction which may be a year away; they want to work with the community to address community concerns.

The Board intends to keep the community informed of any activity regarding the planning/approval process. The Board also intends to present the position of NH at every step of the process beginning with Planning & Zoning.

## **Minutes:**

The minutes of the April 9, 2007 Board Meeting were reviewed and approved unanimously by the Board.

The minutes will be updated on the website and placed in the bulletin boards.

## **Financials:**

Amy Simmonds Reported

Our financial condition remains in excellent condition, with adequate Working Capital and Reserves.

We have paid Coastal Painting approximately \$200,000. for the painting of 90 homes to date.

We have received proposals from 3 banks and are continuing to look into the “need” to change from National City. No action will be taken until discussion at the June meeting. We are meeting with National City on May 22.

Delinquent accounts over 90 days are \$12,381.30 @ 051107. Included is \$8500. in 3 accounts with our Attorney for collection. All other accounts with balances in excess of \$100.00 are with our Attorney for collection.

## **Committee Reports:**

### **ACC:**

There was no report available.

### **Appeals Committee:**

There is no current activity.

### **Social Committee:**

No current activities are planned.

### **Paint Committee:**

Harvey Silverman briefed the meeting as follows:

Painting began March 5, 2007.

Number of homes completed as of May 11 = 90 homes

All homes in the North section (A) will be completed and then the South section (B) will be painted.

Owner feedback from completed homes continues to be very positive.

ALL concerns which have arisen were promptly addressed by the Paint Contractor, and the Owners were satisfied.

## **Development:**

Regions Bank has responded and the \$15,000. due to New Haven has been received.

### **Landscaping:**

Work orders are being processed quickly. Replacement landscape will be done sparingly during the drought conditions. Hard pruning of the landscape continues to be done throughout. The cabbage palms are in need of trimming again in the common areas. Total Maintenance will be advised to do this work at a cost not to exceed \$2,500. The Board will be kept informed of this action.

### **Management Report:**

Pam McLendon reported the following:

Common property encroachments were discussed, the site surveys were completed, and encroaching Owners were notified. The Management Company will monitor progress towards eliminating the encroachments and advise the Board at the June meeting.

### **Old Business:**

No items were addressed under "old business".

### **New Business:**

A Reserve Fund CD of \$325,000. matured in late April and was not renewed pending a decision on our banking relationship noted above.

Funds are currently invested in a Money Market earning about 4.90%.

Tree trimming of all Oaks and Sabal Palms at a cost of \$42,465. was approved. Subsequently, the Board decided to re-visit this decision and has initiated trimming only those oak trees in New Haven "A" section.

Purchase of an enhanced "Hoover" water management monitoring system was deferred to June.

Power Washing proposals were considered and no action taken pending additional information.

The next meeting will be on June 11, 2007

There being no further business before the board, the meeting adjourned.

Respectfully Submitted,

Pamela McLendon, LCAM  
For and On Behalf of the Board of Directors