

CHARLESTON COURT AT ABACOA HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
Wednesday – November 16, 2005 -- 7:00 P.M.
Location: Tuscany Community Center

A meeting of the Board of Directors of the **CHARLESTON COURT AT ABACOA HOMEOWNERS ASSOCIATION, INC.** was held in the Tuscany at Abacoa Community Center, Jupiter, Florida at 7:00 p.m. on Wednesday, November 16, 2005.

The following were present:

	Lynne Hoffman, President
	Peter Canavan, Vice President
	Paul Christopher, Secretary
	James Hotchkiss, Treasurer
Absent	William Maer, Secretary
	Diane Lea Phillips, LCAM, CPM Bristol Management

Lynne Hoffman, by virtue of her office, called the meeting to order at 7:00 p.m. and noted a notice of the meeting was duly given and a quorum was available.

MINUTES

A motion was made, seconded and unanimously approved by Board of Directors, the corrected minutes of July 15, 2005 and September 20, 2005 minutes as there wasn't a meeting held in October due to hurricane Wilma.

FINANCIAL REPORT

There was a motion made, seconded and unanimously approved the financial reports for September and October (October's submitted at the meeting).

The 2006 Budget was reviewed as submitted by Bristol Management. It was noted that even though a few line items did increase there were other line items that we were able to reduce to allow for a small decrease in the quarterly assessments. There was a motion made, seconded and unanimously approved to submit it to the membership to ratify at the next Board meeting.

MANAGEMENT REPORT

1. **Irrigation** – Hoover Pumpage Report – Copies from September 1st to October 10th were reviewed. It was noted that Hoover had been called once again as there is a connection problem with the pump and we currently are not able to pull daily usage reports from the computer.
2. **Violation Inspection Report – History Report – Letters** were sent on various violations.
3. **Work Order History** reports were reviewed.
4. **Gutter Update** – Gutter repairs are complete except for one individually on Wentworth Court which will be included in this one time repair by the Association. It was decided that along with

the notification of the budget meeting the owners will be informed that there will be no gutter repair by the Association and each homeowner is responsible for their individual repairs.

5. **Horizon Landscape** – Is working on updating the “new” list of plants and/or tree replacement needed due to the damage to the plant material when the trees were installed and some hurricane damage.

OLD BUSINESS

1. Pool Furniture – It was noted that the pool furniture needed to be replaced and this had been put on the back burner until we had finished most of the repairs from 2004's hurricanes. It was decided to obtain a quote for 14 Chaise Lounges, 7 small tables, two large tables with 8 chairs.

NEW BUSINESS

1. Security – Ms. Phillips inquired if the Board had any interest and sharing a cost of Security with other Abacoa Communities. After a long discussion it was decided that it was tried once before and it was not very effective and the Board declined to join in.
2. Cable Contract – When does it expire?
3. Roof Repairs – One of the residents inquired if the Association would please coordinate any review and repairs of the roofs as it would be difficult to get the rest of the owners in the building to agree upon a contractor and then organize the repair and then collect from each owner of that particular building. The Board decided that the Association would coordinate getting the roofs reviewed, repaired and assess the appropriate owners of their proportionate share of their individual buildings.

There being no further business a motion was made, seconded and unanimously approved to adjourn the meeting at 8:00 p.m.

Respectively Submitted,

Diane Lea Phillips, LCAM, CPM
For and on behalf of the
Charleston Court at Abacoa
Homeowners Association, Inc.