

**CHARLESTON COURT AT ABACOA HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**Wednesday -- February 21, 2007 -- 6:30 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 6:30 p.m. on Wednesday, February 21, 2007.

The following were present:

	James Hotchkiss, President
	George Delaney, Vice President
	Paul Christopher, Secretary/Treasurer
Absent	William Maer, Director
	Diane Lea Phillips, LCAM, CPM, Bristol Management

James Hotchkiss, by virtue of his office, called the meeting to order at 6:30 p.m. and noted a notice of the meeting was duly given and a quorum was available. The Board welcome their newest director, George Delaney and thanked him for volunteering to be on the Board.

## **MINUTES**

A motion was made, seconded and unanimously approved the November 15, 2006 minutes and the Organizational Meeting Minutes of January 17, 2007.

## **FINANCIAL REPORT**

A motion was made, seconded and unanimously approved the January 2007 financials. The Board impressed upon Bristol Management to make sure the late fees and notices are sent out in a timely manner. Also accounting needs to review the insurance schedule as the description on one of the premiums looks to be incorrect.

## **MANAGEMENT REPORT**

The Management Report was accepted as presented.

There was a motion, seconded and unanimously approved the M. & H. Pressure Cleaning bid for cleaning the exterior of the buildings which is done every other year, except for the buildings that collect excessive mold. We will not be cleaning the patios or driveways of the homes. James suggested when the letter is mailed that all owners are notified to roll up a towel and put it along the window sills and door entry and that the contractor will not be responsible for any GFI damages.

## **NEW BUSINESS**

Craig Williamson requested that the Board continue to look into additional lighting in the green space between Wentworth and Murray Court. James Hotchkiss informed him that he has been reviewing the possibility of solar type light poles and another property is trying it out and he will report back on the effectiveness of the installation. Also it was requested that "No Parking" notices be made up so Mr. Williamson can put them under the windshield of the offending vehicle that is parked illegally.

There being no further business a motion was made, seconded and unanimously approved to adjourn the meeting at 7:25 p.m.

Respectively Submitted,

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