

**CHARLESTON COURT AT ABACOA HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**Wednesday –March 19th, 2008 -- 6:30 P.M.**  
**Location: Tuscany Community Center**

A meeting of the Board of Directors and an Organizational Meeting 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, March 19th, 2008.

The following were present:

Craig Williamson, President  
George Delaney, Vice President  
Eric Arens, Treasurer (arrived at 6:48pm)  
Paul Christopher, Director

Vern Hetherington, LCAM Bristol Management

Craig Williamson, by virtue of his office, called the meeting to order at 6:32 p.m. and noted a notice of the meeting was duly given and a quorum was available.

**MINUTES:**

A **Motion** was made by Paul Christopher and Seconded by George Delaney to Approve the Board Minutes of February 20<sup>th</sup> 2008 as submitted. The Motion was unanimously Approved.

**FINANCIAL REPORT:**

Vern Hetherington provided the financial report

**MANAGEMENT REPORT:**

The Management Report was provided by Vern Hetherington.

**OLD BUSINESS:**

There was no old business

**NEW BUSINESS:**

1. James Hotchkiss provided an overview of the Painting contract. The Board had a general discussion regarding the painting contract and a possible special assessment.
2. Craig Williamson made a Motion to assess a Special Assessment of \$197.21 to all 2 car garage units for the extra cost of painting the units within Charleston Court HOA. George Delaney Seconded the Motion. All Approved the Motion.
3. Craig Williamson made a Motion to borrow \$60,000 from Reserves to "Painting Reserves", to be repaid by the end of 2008. The motion was Seconded by Eric Arens. All Approved the Motion.

A Motion was made by Craig Williamson and Seconded by Paul Christopher to adjourn. The Motion was unanimously Approved at 7:11pm

The next Board Meeting will be May 21, 2008 at the Tuscany Clubhouse.