

**CHARLESTON COURT AT ABACOA HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**Wednesday October 21, 2009 -- 6:00 P.M.**  
**Location: Bristol Management Conference Room**

A meeting of the Board of Directors and an Organizational Meeting of the **CHARLESTON COURT AT ABACOA HOMEOWNERS ASSOCIATION, INC.** was held at Bristol Management Conference room located at 1930 Commerce Lane Jupiter, Florida.

The following were present:

Craig Williamson, President  
George Delaney, Vice President  
Eric Arens, Treasurer  
Paul Christopher, Director

Vern Hetherington, LCAM Bristol Management

Craig Williamson, by virtue of his office, called the meeting to order at 6:00 p.m. and noted a notice of the meeting was duly given and a quorum was available.

**MINUTES:**

A **Motion** was made by a George Delaney and Seconded by Paul Christopher to Approve the Board Minutes of September 16, 2009 as submitted. The Motion was unanimously Approved.

**FINANCIAL REPORT:**

A. Financial report provided by Eric Arens and Vern Hetherington.

**PRESIDENTS REPORT:**

Craig Williamson provided a report to the Board.

**MANAGEMENT REPORT:**

The Management Report was provided by Vern Hetherington.

**OLD BUSINESS:**

**Motion** was made by Eric Arens to accept the proposal from Southern Landscape for doing the landscaping within Charleston court for \$71,416.00 per year to begin on February 1, 2010. Motion was Seconded by Paul Christopher. All Approved the motion. The motion Carried.

**Motion** was made by Eric Arens to terminate the contract with Horizons Landscaping when the contract ends on January 31, 2010. Motion was Seconded by Paul Christopher. All Approved the motion. The Motion Carried.

**NEW BUSINESS:**

A Motion was made by Paul Christopher and Seconded by George Delaney to accept the proposal from A&L Pressure Cleaning to clean the sidewalks for a total of \$1230.76 All Approved the motion. The Motion Carried.

There was a general discussion regarding sidewalk lifting.

There was a general discussion regarding Charleston Court's web page.

There was a general discussion regarding the Annual Meeting. The board decided to hold the Annual Meeting on January 20, 2010.

Motion was made by Paul Christopher and Seconded by George Delaney to adjourn at 7:24 pm. All Approved the motion. The motion Carried.

The next meeting set for November 18, 2009