

CHARLESTON COURT AT ABACOA HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
Wednesday February 17, 2010 – 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:

Eric Arens, President (attended via speaker phone at 6:54pm)
George Delaney, Vice President
Craig Williamson, Secretary
Paul Christopher, Treasurer

Vern Hetherington, LCAM Bristol Management

George Delaney, by virtue of his office, called the meeting to order at 6:10 p.m. and noted a notice of the meeting was duly given and a quorum was available.

Motion was made by Craig Williamson to appoint Judy Franklin to the open Board of Directors position. Motion was Seconded by Paul Christopher. All Approved the motion. The Motion Carried.

MINUTES:

A **Motion** was made by Craig Williamson and Seconded by George Delaney to Approve the Board Minutes of November 18, 2009 as submitted. The Motion was unanimously Approved. The Motion Carried.

FINANCIAL REPORT:

A. Financial report provided by Paul Christopher and Vern Hetherington.

PRESIDENTS REPORT:

No report was presented as the President was delayed for the meeting.

MANAGEMENT REPORT:

The Management Report was provided by Vern Hetherington.

OLD BUSINESS:

There was no old Business

NEW BUSINESS:

Motion was made by Paul Christopher to accept the proposal from Hanson Brothers to prune the trees for a cost of \$1950.00 as submitted. Motion was Seconded by George Delaney. All Approved the motion. The Motion Carried.

There was a general discussion regarding the punch list that Southern Exposure presented for items that needed to be corrected. All items on the list were corrected prior to the meeting.

There was a general discussion regarding the play equipment. The Board asked the property manager to look into options and get back to the board at the next meeting.

There was a general discussion regarding roof repairs and roof replacement procedures.

There was a general discussion regarding the proposal from Apollo for pest control. There was no action by the board on this issue.

The Board held a Reorganization Meeting and restructured the officers of the Association as follows:

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

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