

CHARLESTON COURT AT ABACOA HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
Wednesday April 21 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
George Delaney, Vice President
Craig Williamson, Secretary

Vern Hetherington, LCAM Bristol Management

Eric Arens, by virtue of his office, called the meeting to order at 6:19 p.m. and noted a notice of the meeting was duly given and a quorum was available.

MINUTES:

A **Motion** was made by Craig Williamson and Seconded by George Delaney to Approve the Board Minutes of February 17, 2010 as submitted. The Motion was unanimously Approved. The Motion Carried.

FINANCIAL REPORT:

A. Financial report provided by Vern Hetherington.

MOTION was made by Craig Williamson to authorize Eric Arens and Judy Franklin to move up to \$100,000.00 from the operating account into CD's and up to 180,000.00 from the reserves into CD's . Motion was Seconded by George Delaney. All APPROVED the Motion. The Motion Carried.

PRESIDENTS REPORT:

A. **Report provided by Eric Arens**

MANAGEMENT REPORT:

The Management Report was provided by Vern Hetherington.

OLD BUSINESS:

There was no old Business

NEW BUSINESS:

A. There was a general discussion regarding dead animals and a policy for removal was decided.

- B. There was a general discussion regarding the maintenance contract renewal for the Hoover pump station and the board decided not to make any changes and to renew the contract.
- C. There was a general discussion regarding the playground equipment and its poor condition.
- D. There was a general discussion regarding the landscaping enhancements for the pool area.

MOTION was made by Craig Williamson that any dead animals found within Charleston Court should be removed by the Association at the Association expense. Motion was Seconded by George Delaney. All Approved the motion. The Motion Carried.

Motion was made by Craig Williamson to accept the proposal from Craig Tart for \$600.0 to remove the playground equipment Motion was Seconded by George Delaney. All Approved the motion. The Motion Carried.

Motion was made by Craig Williamson to accept the proposal from Southern Exposure for \$1467.50 to enhance the pool area landscaping. Motion was Seconded by George Delaney. All Approved the motion. The Motion Carried.

The next Board Meeting is scheduled for June 16, 2010

Motion was made by Craig Williamson and Seconded by George Delaney to adjourn at 7:04 pm. All Approved the Motion. The Motion Carried.