

ABACOA PROPERTY OWNERS ASSEMBLY, INC.

MINUTES

BOARD OF DIRECTORS MEETING

Tuesday, September 11, 2007– 11:30 AM

1200 University Boulevard, Suite 210, Jupiter, FL 33458

In Attendance

Peter Lippman, APOA President
Scott Hedge, APOA Vice President
Harvey Silverman, Treasurer
Joe O’Connell, APOA Secretary
Richard Rendina, APOA Director
David Carillo, APOA Director
Beth Kelso, APOA Executive Director
Gary Fields, APOA Counsel

Nader Salour, ADC
Donna Cesaro, ADC
Steve Inglis, Bristol Management
Wendy Harrison, Town of Jupiter Councilor
Paula Grey, Woolbright Development, PM
Patty Russell, Woolbright Development
Louise Lippman, Guest

1. Determination of Quorum

2. Call to Order and Proof Of Due Notice

3. Approval of Minutes: 08-07-07: Joe O’Connell moved that the minutes be approved as presented. The motioned was seconded by Harvey Silverman and unanimously approved.

4. Treasurer’s Report: Mr. Silverman reported that the APOA’s financial condition remains excellent. There is a \$500,000 CD currently in place, in addition to pre-working capital of \$48,000. The 2008 budget process will begin on September 23rd.

5. Abacoa Development Company Report: Mr. Salour reported that NOPC 22 was recently approved. It includes some housekeeping issues precipitated by the removal of the FAU campus from the DRI. Indian Creek Parkway West improvement is nearly complete. Mr. Lippman suggested that once work there is ended, the APOA communicate with the other abutting communities/church with regard to sharing in the cost of maintaining it. Mr. Salour reported that a revised construction budget was recently prepared for the proposed Donald Ross Road improvement. Projected costs have dropped by about \$2M from last year’s estimate. He believes that a permit to begin this work will shortly be issued.

6. Bristol Management Report: (See attached updated Task Sheet provided by Steve Inglis).

7. Committee Reports:

i. Town Center Maintenance: (Tabled)

ii. Town Center Task Force: Mr. Lippman reported that the August 29th Town Center Task Force meeting had included 24 participants from virtually all sectors of the Abacoa community. Following extensive discussion on whether or not Abacoa Town Center should be exempted from the soon-to-be-approved Open Container Ordinance, there was consensus that Town Center Drive and Crescent Drive be so designated. Councilor Harrison was asked to convey this decision to the Town Council. Mr. Lippman also reported that, thanks to quick action by Mr. Leinbach in having requested signage erected, the police are able to more forcefully implement the overnight parking restrictions in the garage.

iii. Budget: (See “Treasurer’s Report” above).

iv. Architectural Review: Mr. O’Connell reported that the ARC recently met to review a proposed site plan submitted by the Lifesong church, relating to the parcel located just north of the Dakota project. The committee expressed a number of reservations concerning the plan and

in particular the proposed phasing. Listing related comments and concerns, the ARC is drafting a letter to the owner and his planner. Currently their plans are being reviewed by the Town's planning & zoning staff. Gary Fields recommended that the APOA voice their concerns regarding the Church's plans to the Town, for the record. With regard to the prior ARC meeting in August, Donna Cesaro and Mr. Salour reported that Dakota had submitted a revised site plan, wherein homes previously designated for sale would now be rental properties. Standard ARC comments were forwarded to the developer, as the ARC had no issue with the proposed changes. (ARC minutes may be viewed upon request at the APOA office).

8. **Approval of Revised Bristol Management Contract:** Mr. Lippman reported that he had negotiated a revised contract with Bristol, copies of which were distributed to the Board. Mr. Lippman asked for a formal motion of acceptance. Mr. Hedge moved that the contract be approved as presented. Mr. O'Connell seconded, and the motion carried unanimously.
9. **Comparing Notes with Paula Grey and Patty Russell of Woolbright Development:** Mr. Lippman introduced Paula Gray and Patty Russell of Woolbright Development, representing the new owner of Town Center Phase I. Ms. Grey detailed her management responsibility relating to the Town Center. Mr. Lippman explained to Ms. Grey that the Board would want to meet with her in a week or two to go over the outstanding list of maintenance deficiencies that exist in the Town Center. Ms. Grey expressed Woolbright's enthusiasm toward fostering the success of the Town Center and working with the Board on any issues that may arise.
10. **Progress Toward Securing Office Space:** Mr. Lippman reported that the Board and landlord had reached consensus on the lease agreement. Mr. Carrillo forwarded a construction fit-out proposal to Mr. Lippman, as obtained from MJ Anderson, for approximately \$100K; however, a portion of that sum is to the landlord's account in segregating the leased space from its neighbor and an additional \$62,650. will be credited to the APOA by the landlord in the form of an improvement allowance. The Board agreed to secure at least one more bid for the required construction. Mr. Carrillo will coordinate this effort.
11. **Confirmation of Property Manager Selection:** The group welcomed Beth Kelso as the new Executive Director of the Abacoa POA. She will officially assume her duties on Monday, September 24th. Mr. Lippman explained to Ms. Kelso that she would initially be stationed in the ADC office to facilitate guidance and orientation by Mr. Salour and staff. Following this period, Ms. Kelso will move to Bristol's offices until such time as the new APOA office is ready for occupancy; i.e. in a projected four months. Mr. Silverman moved that the selection of Beth Kelso as Bristol Management's new Executive Director of the APOA be approved. Mr. Rendina seconded and the motion passed unanimously.
12. **"Planet Baseball" Presentation:** Joe Vilsack, Rich Taylor, Rob Rabenecker and Troy Holloway made a courtesy presentation of a proposed Planet Baseball restaurant, memorabilia shop and game facility, to be located on the grounds of the Baseball Stadium. The Board agreed that, in concept, and subject to a more detailed review of the specific plans, such an installation would be an asset to the Town Center and Abacoa. It was agreed that the APOA would appoint a small committee to work with Mr. Vilsack. It will consist of Messrs. Carrillo and Lippman, with possibly one additional member.
13. **Abacoa Partnership for Community Presentation:** Barry Byrd reviewed the work of the APC, its role in the community and its interest in working with the APOA on various projects.
14. **Old Business:** A brief discussion of old Board business ensued. No motions were made.
15. **New Business:**
 - i. **Attorney's Response to Foreclosure Notices:** An increasing number of foreclosure notices have been reaching Gary Fields office, as our address of record. Following discussion, Mr. Fields proposed that henceforth, on receipt of such documents, he would simply acknowledge the foreclosure and confirm that the APOA has no claim against the property in question; this process will involve only a nominal review. Mr. Lippman recommended approving Mr. Fields'

proposal and the Board unanimously agreed. Mr. Inglis added that Bristol Management is keeping track of foreclosures as they occur.

- ii. **Preparation For Annual Meeting:** Mr. Lippman confirmed that the Annual Meeting will be held at 6:30 PM on Wednesday, October 17th, 2007 at The Island At Abacoa Community Center. Other than the APOA Directors, Executive Director and Past President, speakers will include Commissioner Karen Marcus, Councilor Wendy Harrison, Vice-President Kristen Murtaugh of FAU, Chief Frank Kitzerow, Deborah Leach-Scampavia of the Scripps Institute, Steve Inglis of Bristol Management and Mark Barry & Larry Bernick of Woolbright Corporation. Light refreshments will be served.
- iii. **Correspondence: Castronovo, Ciarfella:** Mr. Lippman requested an opinion from the Board regarding his e-mailed response to information requested by two Abacoa Residents. Having seen Mr. Lippmann's response, the Board was asked if they agreed with it, or had any other suggestions as to how to respond to such inquiries. Mr. Fields advised that it is not appropriate for the Board to feel obliged to respond in detail to every question that is sent in by a community of this size. Mr. Fields believes it is fair to respond to questions by encouraging attendance at Board meetings or making an appointment with the APOA to view our records. At meetings of the Board, the President may open the agenda for comments and questions. If there are any that are reasonable and orderly from guests/residents who attend, the Board may choose to respond at that time. Mr. Silverman suggested that access to all meeting minutes, both APOA Board and individual HOA's, be posted on the Abacoa website. Currently, the APOA Board minutes are posted for approximately 30 days following their approval.
- iv. **Future Meetings: Dates, Times & Locations:**
 - 1) October 12th at 10:00am – The October Board of Directors Meeting at ADC offices.
 - 2) October 17th at 6:30pm – APOA Annual Meeting to be held at The Island At Abacoa Community Center.
 - 3) October 23rd Election Committee Meeting at 6:30pm at ADC offices.
 - 4) November 15th at 11:30am - The November Board of Directors Meeting at ADC.

Adjournment: There being no further business at hand, a motion to adjourn the meeting was made, seconded and unanimously approved.

Approved and accepted this ___ day of _____, 2007

By: _____
Joe O'Connell, Secretary