

SOMERSET AT ABACOA CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
DATE: NOVEMBER 19, 2009

PRESENT: William Thomas, Secretary
John Armstrong, President
From Bristol, Vera Stewart, LCAM

Robert Lynn, Director
Eleanor Shay, Treasurer
Carmella Smith, Vice President

Meeting called to order at 7:00 pm and a quorum was established with John Armstrong, William Thomas, Carmella Smith, Robert Lynn and Eleanor Shay.

Also attending as guest speaker was Cabot Zucker who spoke about refurbishing the Abacoa Greenway signs in progress being done through the college along with NPBCI. Also, he spoke of their project to make Abacoa "Green". The second guest speaker was Steve Diaz with Apollo Environmental to discuss his termite program and proposal.

Approval of Minutes from Previous Board Meeting: October 29 and November 5, 2009 meeting Minutes READ, MOTION TO ACCEPT BY: Carmella Smith, Vice President. SECONDED BY: Robert Lynn TO APPROVE. ALL IN FAVOR: Yes.

Financials: October 2009 Financials were reviewed by Eleanor Shay. Year to date reflects two months of water collection, the billed special assessment and misc fees. 23 accounts currently turned over to the attorney. Ten homeowners currently on a payment plan. A motion was presented by Robert Lynn to accept the Financials for October 2009, seconded by Bill Thomas and agreed unanimously.

Grounds and Irrigation: Vera furnished the Board with October irrigation reports from Treasure Coast.

Architectural Request: No requests were submitted.

Work Order Report: The report from 10/26/2009 thru 11/16/2009 was reviewed. There were 12 work orders generated, all complete.

Old Business:

Neighborhood Safety & Security Discussion – There were two volunteers from building 13 from the prior meeting with no new member volunteering to date. Warren Durbin, #109 and John Koeppel, #308.

Status of Rules and Regulations: Carmella Smith motioned to accept the revised Rules and Regulations, seconded by Bill Thomas, with a suggestion to add NO ALCOHOL. This was agreed unanimously. A special thanks to Robert Lynn, Eleanor Shay and Maureen Armstrong for volunteering their time to work on the update.

Vera is in the process of collecting bids for the replacement of the incandescent bulbs on the 21 lights in the parking areas for the 2010 budget.

Devcon Contract –There was a Special Meeting held November 5 to adopt the 2010 budget and to accept the Devcon contract. However, this did not happen as revisions to the contract were still needed.

Status of garage numbers associated with each unit – Still in progress.

Status of bids for A/C drain proposal to locate and mark lines – Vera has received two proposals to date.

On Hold – Frequently asked questions update. Will be reviewed and approved at the next meeting then it will be mailed to all owners

Retest Bldg. 13 – Infrared. Initial results show no water intrusion.

Status of both 558 filing against Wood Partners – A meeting is planned with the contractor, engineer, John Armstrong and the attorney to get an update.

Ten home owners are currently on a payment plan.

Status of Web Site update: To be clear of what is wanted, John will meet with Mary next time he is at the Bristol office.

New Business:

The next newsletter prepared by Maureen Armstrong was submitted and approved for mailing of the first quarter statements.

John is requesting an alphabetical listing of all current renters.

Compactor emergency contact when unit fails is Greenleaf – 866-420-2870.

Next Board Meeting: January 28, 2010

Motion to adjourn made by John Armstrong, seconded by Carmella Smith and passed with all in favor. The meeting adjourned at 8:30 PM.

Respectfully submitted,

Vera Stewart, LCAM

For and on behalf of the Board of Directors