

**Board of Directors Minutes for a Meeting Of  
VALENCIA AT ABACOA HOMEOWNERS ASSOCIATION, INC.  
HELD AT VALENCIA COMMUNITY CENTER,  
121 Avila Way, Jupiter, Florida 33458  
On Wednesday, May 16, 2007 at 7:00 P.M.**

A meeting of the Board of Directors of the **VALENCIA AT ABACOA HOMEOWNERS ASSOCIATION, INC.** was held in the Valencia Community Center, 121 Avila Way, Jupiter, Florida at 7:00 p.m. on Wednesday, May 16, 2007.

The following were present:

|        |  |
|--------|--|
|        | Michele Kukla, President                         |
| Absent | W. Scott Turnbull, Vice President                |
| Absent | Doug Leder, Secretary                            |
|        | Ray Suarez, Treasurer                            |
|        | Bill Picciano, Director                          |
|        | Diane Lea Phillips, LCAM, CPM Bristol Management |

Michele Kukla, by virtue of her office, called the meeting to order at 6:30 p.m. and noted a notice of the meeting was duly given and a quorum was present.

#### **MINUTES**

A motion was made; seconded and unanimously approved the Board of Directors minutes for April 10, 2007 Board Meeting.

#### **FINANCIAL REPORT**

A motion was made; seconded and unanimously approved the April 2007 financials.

#### **OLD BUSINESS**

1. **FPL Lighting** – Approval has been sent to the Abacoa Property Owners Assembly for their approval. San Palermo is still adamant about adding two additional FPL lights on the east side of the bridge if Valencia intends on installing FPL lights on the west side of the bridge.
2. **Community Center** – The majority of the work has been completed at the clubhouse. The carpet will be replaced with cork flooring the first part of June which requires shutting the clubhouse down for approximately five days. The following work is still outstanding:
  - A. Exercise Equipment - will need separate outlets for Treadmills
  - B. Flooring
  - C. Walkway – pavers or stepping stones installed at rear of patio
  - D. Gate / Fence Repair at pool
  - E. Hooks for Exercise Bands
  - F. Upgrade TV to Flat Screen
  - G. Patio Furniture

- H. Clubhouse – table and chairs
- I. Benches – Five benches in total have been ordered; four will be located in the green space behind the clubhouse and the other in the area where the Gazebo was before.

**Manager's Report** – There was motion, seconded and unanimously approved the manager's report.

### **NEW BUSINESS**

Michele Kukla is organizing a 4<sup>th</sup> of July community party.

### **NEXT MEETING**

The next meeting will be held on Wednesday, June 13, 2007 at the Valencia Community Center at 6:30 p.m.

There being no further business, the meeting was adjourned at 7:35 p.m.

Respectfully Submitted,

Diane Lea Phillips, LCAM, CPM  
For and on behalf of the  
Board of Directors