

**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 Tuesday, February 13, 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 Tuesday, February 13, 2007.

The following were present:

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

Michele Kukla, by virtue of her office, called the meeting to order at 7:00 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 December 4, 2006 Board meeting January 15, 2007 Organizational Meeting.

FINANCIAL REPORT

A motion was made; seconded and unanimously approved the December 2006 financials.

OLD BUSINESS

1. **Mailbox Renovation** – The Board congratulated Ray Suarez for all of his persistent hard work to get the mailboxes changed out and coordinate the move of the San Palermo mailboxes. Michelle Kukla and Ray Suarez were available on three occasions to give out the new mailbox keys to the owners. The owners who did not pick up their keys will be sent a letter if they are out of area or they will be given a call to let them know that their keys are available. We now have a list of addresses, mailbox number and mailbox key number for our files.
2. **FPL Lighting** – Steve Thompson Electric has been working with the Town of Jupiter for their requirements prior to the street lights being installed and with FPL to obtain the proper paperwork for granting easement to FPL from Valencia. It is anticipated to the lights should be installed within 60 days.

3. **Capital Contribution** – Through the efforts of Michele Kukla and Ray Suarez we were able to pass the amendment for the Capital Contribution. It will be sent to the attorney to record and then will be sent to all homeowners. There was a motion, seconded and unanimously approved increasing the quarterly Capital Contribution to two quarters once the amendment has been recorded.
4. **Community Center** – The Community Center will be closed Saturday, February 17th and 18th in order for Trim Package to replace all the doors, windows and make the remaining repairs. The center will be available for painting on February 26th. It was suggested that once we finished the painting that we stop any further work for a little while in order for the residents to see the results of all the changes and give them an opportunity to see how much everything has improved. We will then commence with the rest of the work, i.e. flooring changed out, new exercise equipment, pavers around the exterior porch area, etc. Ray Suarez requested that we label all the light and fan switches once all the work is complete as it is very confusing for the owners to decide which switch works what lights and fans.
5. **Manager's Report** – There was motion, seconded and unanimously approved the manager's report.

NEW BUSINESS

1. **Signs** – Michele Kukla will talk with her sign shop to get the proper dimensions, font for lettering and colors for the "For Sale and/or Lease" signs. We will then use the same information when we do the Board meeting notice signs.
2. **Director Appointment** – A motion was made, seconded and unanimously approved the appointment of Bill Picciano, 104 Santiago as the fifth director to replace Tara Rooney who has resigned.

NEXT MEETING

The next meeting will be held on Wednesday, March 14, 2007 at the Valencia Community Center at 6:30 p.m.

There being no further business, the meeting was adjourned at 8:05 p.m.

Respectfully Submitted,

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