

**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, March 14, 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, March 14, 2007.

The following were present:

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| | Michele Kukla, President |
| | 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 February 13, 2007 Board Meeting.

FINANCIAL REPORT

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

OLD BUSINESS

1. **FPL Lighting** – Steve Thompson Electric has been diligently working with FPL to obtain the proper paperwork for granting easement to FPL from Valencia and Northern Palm Beach Improvement District. It is anticipated that the lights should be installed within 60 days.
2. **Community Center** – The painting has been completed at the Community Center and Pool House; window and doors have been installed, bids have been received for key/lock system for the Community Center, Exercise Equipment and floor replacement. The following work still needs to be addressed:
 - A. Key / Locks changed out
 - B. Exercise Equipment - will need separate outlets for Treadmills
 - C. Flooring
 - D. Gutters
 - E. Counter Top in Mailroom

- F. Bead Board in Mailroom (need to get bids)
- G. Walkway – pavers or stepping stones installed at rear of patio
- H. Gate / Fence Repair at pool
- I. Hooks for Exercise Bands
- J. Electrical Plate replaced
- K. Exterior Light Fixtures
- L. Upgrade TV to Flat Screen

3. **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.

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

NEXT MEETING

The next meeting will be held on Wednesday, April 11, 2007 at the Valencia Community Center at 6:30 p.m.

There being no further business, the meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

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