

**Board of Directors Minutes for a Meeting Of
VALENCIA AT ABACOA HOMEOWNERS ASSOCIATION, INC.
Bristol Management Services, Inc.
Conference Room
1930 Commerce Lane
Jupiter, Florida 33458**

Tuesday, June 12, 2007 - 5:10 p.m.

The following were present:

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

Michele Kukla, by virtue of her office, called the meeting to order at 5:00 p.m. and noted a notice of the meeting was duly given and a quorum was present.

MINUTES

A motion was made by Ray Suarez and was seconded by Bill Picciano to accept the Minutes of the May 16, 2007 Board of Directors Meeting as submitted. The Motion was passed unanimously.

FINANCIAL REPORT

A motion was made by Bill Picciano and was seconded by Scott Turnbull to accept the financial report given by Ray Suarez. The Motion was passed unanimously.

Manager's Report

Diane Lea Phillips gave the Managers report.

1. Advised BOD that FPL pole issue had been resolved earlier that day by the APOA BOD and they authorized Valencia HOA that they can proceed with the installation of the light poles without being required to install on the San Palermo side of the bridge. Diane advised that the electrician had already been advised to proceed.
2. BOD decided on location of the trash receptacles and benches.
3. Flooring at community center has been delayed until the week of June 18th

4. Hurricane Cleanup Authorization was presented to the BOD and the president signed it.

A Motion was made by Ray Suarez and Seconded by Michele Kukla to;

1. Approve the proposal for Master Brick Pavers 2 year guarantee for \$2197.00
2. Approve the proposal for the treadmill outlets and outside lights timer installation with Jim Curtis for \$1050.00
3. Approve the equipment buyout with Manifest Funding for \$101.00
4. Approve the exercise equipment purchase with Coastal Fitness for 3 year warranty at \$6063.85.

The Motion was Approved unanimously.

New Business

1. Michele Kukla advised that the 4th of July Party was on target and that they would have a tattoo artist present.
2. Diane Lea Phillips advised that the Post" requested permission to install newspaper racks within Valencia. The BOD refused to make a motion to approve the request.

NEXT MEETING

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

Michele Kukla made a Motion to adjourn at 6:35 p.m. Doug Leder seconded the Motion. The Motion was Approved unanimously.

Respectfully Submitted,

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