



Abacoa

VALENCIA AT ABACOA HOMEOWNERS ASSOCIATION, INC.

Wednesday – November 30, 2011 – 10:00 A.M.

Location: Valencia Community Center

Board members present: Michele Kukla, Ray Suarez, Stephen Amato-Heape, Greg Taylor and Traci Fichter. Liz Diaz representing Bristol Management was also present.

Michele Kukla called the meeting to order at 10:08 a.m. and noted a notice of the meeting was duly given and a quorum was available.

MINUTES:

- ❖ The minutes of the October 26, 2011 Board of Directors Meeting were reviewed. Traci Fichter made a motion to approve the minutes as submitted. Stephen Amato-Heape seconded the motion. Motion carried.

FINANCIALS:

- ❖ Liz Diaz provided the Board with the October financials for their review. Discussion was held and Liz updated the Board with payments received. Michele Kukla made a motion to accept the financials as presented. Traci Fichter seconded the motion. Motion carried.
- ❖ Liz Diaz provided the Board with an updated delinquency report and collection report from Gary Field's office. Discussion was held concerning each account.
- ❖ Approval of 2012 Proposed Budget – Ray Suarez made a motion to approve the 2012 proposed budget as presented. Michele Kukla seconded the motion. Motion carried.
- ❖ Liz presented the Board with a memo from Gary Fields requesting the Board to grant him authority to review any bank foreclosures with no notice of action for at least 6 months. Greg Taylor made a motion to grant Gary Fields' office the authority to review any current or future bank foreclosures with no notice of action for at least 6 months. Stephen Amato-Heape seconded the motion. Motion carried.

MANAGER'S REPORT:

- ❖ Liz Diaz provided the Board with an architectural report, work order history report and violation history report for the period of 10/20/11 – 11/28/11 was provided.
- ❖ Liz requested the board to grant roof cleaning extension until 03/01/12 for the following properties: 104 Segovia, 105 Valencia & 115 Santander. The Board also agreed the decorative wooden shutters at 145 Segovia are rustic in style and not a maintenance violation.
- ❖ Liz also presented the Board with a Happy Winter letter that includes points of suggestion for community curb appeal to the residents. The Board approved of the letter and requested that a printed owner update form be sent with the letter.
- ❖ FPL Street Light Addition Update – Liz informed the Board the delay for FPL currently is that they cannot locate the original utility easement that was granted. She advised the Board that she was able to pull a copy of the plat, had it digitalized and sent it to FPL.
- ❖ Pool Furniture Update – The pool furniture is scheduled to be delivered by 12/02/11.
- ❖ Road Turnover to TOJ – Liz provided the Board an overall update of the various meetings with Town staff and that Valencia's request application for road turnover will be completed in January of 2012.

OLD BUSINESS:

- ❖ Bishop Mediation – The Board discussed various negotiation options for the upcoming mediation with the Bishop family concerning the black window coverings that were installed with ACC approval. Traci Fichter made a motion to grant Ray Suarez and Liz Diaz full authority to negotiate on behalf of the Valencia Board of Directors during the Bishop mediation. Greg Taylor seconded the motion. Motion carried.

NEW BUSINESS:

New Lockbox Bank

- ❖ Liz Diaz provided the Board with the new signatures cards for the new lockbox bank.

Clubhouse HVAC – Contract Renewal

- ❖ Liz Diaz informed the Board that the clubhouse HVAC is up for renewal. The Board agreed to allow it to auto-renew.

OPEN DISCUSSION: None

With no further business before the Board, Traci Fichter made a motion to adjourn the meeting at 11:12 a.m. Michele Kukla seconded the motion. Motion carried.

Respectfully submitted,

Liz Diaz, LCAM, CMCA, AMS, PCAM
For and on behalf of the Board of Directors