



CAMBRIDGE AT ABACOA HOMEOWNERS ASSOCIATION, INC.

ANNUAL MEMBERSHIP MEETING

March 21, 2005

7:00 PM

MINUTES

*** * DRAFT TO BE APPROVED AT 2006 ANNUAL MEMBERSHIP MEETING * * ***

The members of the Cambridge At Abacoa Homeowners Association met on March 21, 2005 at 7:00 p.m. in the community clubhouse.

The meeting was called to order at 7:40 p.m. by Ryan Copple, acting President of the Association, who would preside over this meeting.

A **quorum was present** at this time, with 75 Lots represented in person or by proxy. Proof of notice of the meeting was provided by *Bristol Management Services, Inc.* in the form of an affidavit of mailing.

The minutes of the 2004 annual meeting were reviewed; John Armstrong **made a motion to amend the minutes to include a final vote tally (number of votes received) for each candidate in the election held;** the motion was seconded by Mark Outlaw, and discussed. A **vote was called**, and a majority of the members voting **opposed the motion;** the **motion was defeated** and no changes were made. A **motion was made by _____ to approve the minutes as written and submitted;** motion was seconded and **unanimously approved.**

John Armstrong delivered a Secretary's Report, noting that 47 homes had changed ownership during the past year, and reviewing the recent Town Of Jupiter Police Department's CrimeWatch seminar, which was poorly attended by Cambridge residents.

Ryan Copple delivered a President's Report, noting that he had recently assumed the office's duties upon the resignation of Patricia Feinberg, who was thanked and recognized for her past service to the Community. Mr. Copple encouraged residents to attend and participate in the regular monthly Board of Directors' meetings.

At this time, the floor was opened to the members present for comments, questions, and concerns which included the following topics:

- *Landscape materials and tree replacement (following hurricane damages in 2004)*
- *Repairs of existing equipment and enhancement of the playground area at the clubhouse*
- *Stop signs at intersections obscured by overhanging tree limbs*
- *Street curbs with black mildew need cleaning on an occasional basis*
- *Parking restrictions within the community, and the need for additional on-street parking in various locations, including Merrimack Way*

Fran Sachs delivered a Treasurer's Report, and a written report was provided to those in attendance. The Treasurer also encouraged more members to attend Board meetings and provide input. Ms. Sachs was recognized by the membership for her work as Treasurer during the past three years.

Mark Outlaw delivered an Architectural Review Committee report, and discussed the Board's earlier decision to dissolve the Fines Review Committee and pursue violations of covenants and maintenance needs through legal processes and civil action. Recent changes in Florida Statutes now prohibit the Association from filing liens for unpaid fines, and these changes influenced the Board's decision.

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A Social Committee is not in place at this time, but Mr. Copple solicited volunteers for this and all other committees and encouraged residents to serve.

The election of Directors was held. Hayden Dresden, who had previously indicated her desire to appear as a candidate for this election, announced that she was withdrawing her name from consideration at this time.

Election officials were appointed: Mark Huffman, Lynn Branch, Johnny Lynch, Charlie Armstrong, and Ed Nucci.

Candidates John Armstrong and Ron Snayberger were introduced to, and directly addressed, the membership present.

Mr. Copple called for additional nominations from the floor. Audrey Harris nominated Jim Sahnger, who accepted. Ed Nucci nominated Kris Gehring, who accepted. Mr. Sahnger and Mr. Gehring both introduced themselves and addressed the membership.

Mr. Copple **moved to close the nominations at this time**; motion was seconded and **unanimously approved**. Ballots were cast and counted at this time.

Election results were announced: elected to the Board of Directors were: **John Armstrong, Kris Gehring, and Jim Sahnger**. The election officials were thanked for their efforts.

The proposed Amendment to the Declaration of Covenants and Restrictions, regarding lease terms for Lots/units received a favorable response, but did not achieve the required majority of the total voting interests of the membership. Of the votes cast, 45 owners voted to approve the amendment, and 33 voted to oppose the amendment. The Board of Directors may seek additional votes at a future date.

There being no further business to come before the membership, the meeting was **adjourned** at 8:55 p.m.

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