



Abacoa

CAMBRIDGE AT ABACOA HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting December 19, 2005 @ 7 p.m.

MINUTES

The Board of Directors of Cambridge At Abacoa Homeowners Association, Inc. met on December 19, 2005 at 7:00 PM in the community center. Directors present were: Ryan Copple; Jim Sahnger, Mary Hester and Ken Cranney. Pamela Wynne represented *Bristol Management Services, Inc.* Several homeowners were also in attendance.

The meeting was called to order at 7:05 p.m. by Mr. Copple. Meeting notice was posted, and a quorum of directors was present.

A special session was held to address neighborhood concerns. The Jupiter Police Department was asked to attend the meeting. Present at the meeting was Danielle Hirsch-JPD, Larry Wood-PBSO and Rick Hubbard-JPD. They discussed how the community and the residents should respond to a Sexual Predator moving into the neighborhood. There was questions and answers to many questions. The result is for all residents to be prudent in supervising their children and being aware of the surroundings. Visit the websites available to the public to be informed of any new offenders moving into any neighborhoods. The crime details were reviewed over the past year. The community did not have many crimes reported. There were car break-ins and some disturbances that have been the main issues. The community was thankful for the discussion opportunity.

Secretary's Report: Minutes of the November 21 meeting were briefly reviewed. **Motion** to accept the minutes as presented, seconded and so approved. The website will be updated with copies of the November 2005 meeting minutes, and photocopies of the minutes will be provided in the mailroom.

Treasurer's Report: Ryan Copple gave the Treasurers Report. The November financial statement was briefly reviewed. Accounts receivable and pending collections actions were also reviewed and briefly discussed.

The 2006 Budget was reviewed and approved by the Board of Directors at a quarterly fee of \$575 for town homes and \$655 for single family.

Open Forum: The floor was opened for comments and questions from the members in attendance, and included discussion of the following items:

Landscape maintenance - There were some individual concerns which are being corrected by the new landscaper. A calendar of when services will be performed will be requested from the Landscaper.

Merrimack Parking - Many residents in the area of Merrimack & Waterford had concerns with the limited parking. The residents were informed that the garage and driveway area should handle most parking concerns, however the parking on the street would not be allowed.

Manager's Report: Correspondence and maintenance items addressed during the past month were briefly reviewed. Written reports were provided to the Directors and briefly discussed. Projects in process are noted below in old business.



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Committee Reports: Reports were heard from the following committees -

Architectural Review - Mary Hester was in attendance. The ACC did not have any requests to process. The Board did state again that the areca palms installed without permission by 119 Andover must be removed. A letter is to be sent to the Owner.

Social - No report this month

Government Liaison - The next meeting of the Abacoa Coalition is set for Jan. 11. Ryan Cople will plan to attend.

Unfinished Business:

The following matters were again brought before the Board for consideration -

Landscaping replacement survey - The plant replacement needs to be done prior to mulching of the beds. The replacements should be completed in February and mulch to be done in March.

Pressure cleaning of Town homes - When the final bids are in a decision of the Board will be made.

Playground equipment renovation - The proposed playground replacement is being drawn on a plan. The Board is waiting for the final information.

Clubhouse usage - There was again discussion of the usage of the clubhouse. The Board voted that all activities at the clubhouse will require a request and payment of the rental fee unless a Board sponsored event. The classes being held at the clubhouse are being reviewed. The locks on the clubhouse will be changed.

New Business:

New Owner/Tenant Interviews - The new procedures to be implemented for sales and leases needs to be determined. Mary Hester will head up the meetings of new residents.

Commons Offices - There is concern about the exit from the Commons building onto Waterford Drive. A letter is to be sent to Rendina and a copy to the Town of Jupiter informing them of their breach of terms that were agreed to at a meeting attended by Rendina Co. The exit is not to allow for right turns.

NEXT MEETING: January 16, 2006 at 7:00 p.m. in the clubhouse.

There being no further business to come before the Board, the meeting was adjourned.

Respectfully submitted,

Pamela Wynne, LCAM
For and on Behalf of the Board of Directors