



Abacoa

CAMBRIDGE AT ABACOA HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting November 21, 2005 @ 7 p.m.

MINUTES

The Board of Directors of Cambridge At Abacoa Homeowners Association, Inc. met on November 21, 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 7:00 p.m. by Mr. Copple. Meeting notice was posted, and a quorum of directors was present.

Secretary's Report: Minutes of the October 29 meeting were briefly reviewed. **Motion** to accept the minutes as presented, seconded and so approved. The website will be updated with copies of the October 2005 meeting minutes, and photocopies of the minutes will be provided in the mailroom.

Treasurer's Report: Ryan Copple gave the Treasurers Report. The October financial statement was briefly reviewed. Accounts receivable and pending collections actions were also reviewed and briefly discussed. The Board of Directors ratified the decision to have the accounting business of the Association handled by Bristol Management. A termination letter to Capital Realty Advisors was approved for transition to be effective January 1, 2006.

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

Landscape maintenance problems - There were some individual concerns about landscape matters that will be given to the new landscape contractor to complete after December 1.

Merrimack Parking - The new signs have been posted along Merrimack stating "No Parking". Many residents in the area responded with displeasure about the lack of parking in the area. Some options were brought up and discussed. The question of "One Way" on the road to allow for parking was discussed. The Owners were informed that this is necessary for safety and will not be changed.

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.

Committee Reports: Reports were heard from the following committees -

Architectural Review - Mary Hester was in attendance. There were no applications for review. Mary did 3 on site visits to check on complaints.

In response to the previous review by the ACC, the following was done:

The exterior painting of patios enclosures was discussed. It was agreed that any change to the exterior paint colors must be approved by the ACC. Any change in color would create problems for exterior painting when done by the Association.



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The paint warranty needs to be verified. The yellow paint color is fading on the homes in Cambridge. There was an indication from the builder that the paint product used would last longer than regular paint. Verify with Manufacturer for warranty on this concern.

Social - The party held at the clubhouse for all residents of Cambridge was a huge success. There were over 100 residents in attendance estimated. The food was great and the events for the children were a success with a clown, slide, face painting, etc. Contributions were made by members to help offset the cost of this event.

Government Liaison - Nothing to report.

Unfinished Business:

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

Landscaping service - The contract with Valley Crest was signed and becomes effective December 1. The services will include all landscape around single family homes unless the Owner wishes to maintain. A letter will be sent to single family residents to indicate this change and offer the service.

Landscaping replacement survey - The replacements from last year will be added to from this years storm. However, the cost for last year's materials was received from Valley Crest and estimated to be \$14,545. The Board estimates the additional loss from this year would increase this by 25%. These replacements are to be completed as soon as possible.

Pressure cleaning of Town homes - A bid was reviewed for 6 unit town homes to be pressure cleaned at a cost of \$350 per building. Additional information is needed on 4 unit town homes and the duplex units. Have addition quotes completed.

Merrimack Parking - As stated in Open Forum - the option of a possible "one way" drive design is to be questioned with the Town of Jupiter. However, the "no parking" remains in effect.

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

Clubhouse usage - The clubhouse rentals were evaluated. After receipt of letter from the people who hold classes in the clubhouse, it was agreed to adjust the charge temporarily while the Board has an opportunity to further evaluate this situation. The classes are to be charged \$15.00 per class until this is again decided. It was requested to have attendees of the classes park away from the mailbox parking for the convenience of homeowners accessing their mailboxes. Also, insurance certificates should be produced. A survey of Owners about the usage of the clubhouse may help to determine the decision of the Board.

New Business:

Budget Workshop - The board will be reviewing the budget for 2006 to prepare for adoption at the December 19 meeting.

Security Patrol - The Abacoa POA is asking if communities in Abacoa would have an interest in sharing a roving security patrol to be shared by multi-sites and therefore the cost would be shared. The Board agreed that they may have an interest and would like to be informed of the proposal when received.

New Owner/Tenant Interviews - It was agreed that an interview process with all prospective new owners and tenants will be required prior to approval. This can help eliminate questions about the community and have the rules and regulations of the community handed signed for. Mary Hester agreed to be the liaison for the community. A motion to charge \$100



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application fee and have all applications meet for an interview was made, seconded and unanimously approved.

NEXT MEETING: December 19, 2005 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