



Abacoa

CAMBRIDGE AT ABACOA HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting August 22, 2005 @ 7:00 PM

MINUTES

The Board of Directors of Cambridge At Abacoa Homeowners Association, Inc. met on August 22, 2005 at 7:00 PM in the community center. Directors present were: Ryan Copple; Jim Sahnger and Kris Gehring. Pamela Wynne represented *Bristol Management Services, Inc.* Several homeowners were also in attendance.

The meeting was called to order at 7:10 p.m. by Mr. Copple. Meeting notice was properly posted, and a quorum of directors was present.

Secretary's Report: Minutes of the July 18 meeting were briefly reviewed. **Motion** to accept the minutes as written and presented, seconded and so approved. The website will be updated with copies of the July 2005 meeting minutes, and photocopies of the minutes will be provided in the mailroom.

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

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 -Continued concern about the landscape maintenance. Bids for new landscaper are in process.

Irrigation- The Board authorized a complete irrigation sweep of the community to replace all broken heads in order to be able to maintain the system. This work was completed. A brown out was reported at Promenade and Rockingham. This will be forwarded to Treasure Coast.

It was requested that Bristol Management remind Owners about leasing of units. There is a one year minimum requirement. Check on current leases.

There is an ongoing legal dispute regarding some changes made to a unit without approval. Follow up on current status. Work needs to be complied with. Get pictures to update files and require work to be completed within 15 days.

Truck Parking is a continuing problem. Have details available for process of violations. Letter writing, fining and towing procedures need to be outlined.

Garbage cans are being left out in violation of the rules. Addresses were reported for letters to be sent.

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. An updated owner list was distributed to the Board. Projects in process are noted below in old business.

Committee Reports: Reports were heard from the following committees -



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Architectural Review - Mary Hester was not in attendance. In response to last months review by the ACC, the following was done:

The exterior of the clubhouse, pool house, pool deck and chairs are being pressure cleaned. Bids are in process for painting interior of clubhouse and new carpet and tile in mailroom.

The landscaping around the clubhouse needs to be addressed. The hibiscus plants do not thrive and need to be replaced with other material. The hibiscus can be relocated to other areas in need of replacement of that plant material.

The street in front of 108 Newcastle is badly stained and violation notices need to be sent to the resident for clean up of this ongoing problem.

The ACC recommends inspections of the clubhouse facilities to be made after rentals to determine if any damage needs to be repaired at the expense of the renter.

A regular maintenance schedule is needed with the following items to be included: pool furniture cleaning, mailroom and clubhouse walls removal of fingerprints.

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 - Jim Sahnger has been working on party preparations for the Community Party. The Board of Directors agreed to spend \$1,500. on this event. Jim has volunteered the Company he works for to donate approximately half of the expense of the party. Other donations will be sought. The party will be held toward the end of September in order to allow time for preparation. Some of the ideas for the party included a bounce house, clown, games and food and beverage. Concerns were raised about liability. Bristol Management will confirm coverage.

Government Liaison - Kris Gehring reported that a meeting is set with the Town of Jupiter on September 8. to discuss street lighting.

Unfinished Business:

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

Clubhouse Improvements - The Board would like to have additional bids on the painting and another bid on the flooring replacement. Total of 3 bids for each. Upon receipt of all bids, the choice will be made by the Board.

Landscaping service bids - The bids for landscape service are out and bids received will be reviewed at next meeting.

Landscaping replacement survey - The replacement of material will not be pursued until a Landscape Service Company has been secured. At that time, the replacement survey will need to be readdressed.

Playground equipment renovation - The proposed playground replacement is currently being looked into. Many types of equipment have been reviewed. The Board is anticipating this work will be completed by year end.

Traffic control sign replacement - The street signs have been replaced or repaired as needed.

Tree trimming needs - Tree trimming throughout the community was completed.

New Business:

Web Site - The cost to include 2002 - 2003 minutes on the Website would be approximately \$400. The Board requests to ask Bristol to have this done for \$200. flat rate.



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Clubhouse usage – The clubhouse rentals need to be evaluated. The cost to rent the clubhouse should be a set fee for all usage, with a clean up fee of \$25. There should be a damage deposit held until inspected. The Board suggested a \$50. fee for this rental. Have the request forms reviewed by the Board and verify all necessary information is included on forms for responsibility and insurance coverage.

NEXT MEETING: September 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