



CAMBRIDGE AT ABACOA HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

January 17, 2005 7:00 PM

MINUTES

The Board of Directors of Cambridge At Abacoa Homeowners Association, Inc. met on January 17, 2005 at 7:00 PM in the community center. Directors present were: Ryan Copple, Vice-President; John Armstrong, Secretary; and Mark Outlaw. Fran Sachs was unable to attend. Chuck Strode represented *Bristol Management Services, Inc.* Several homeowners were also in attendance.

Call To Order: The meeting was called to order at 7:00 p.m. by the Mr. Copple. Meeting notice was properly posted, and a quorum of directors was present.

Secretary's Report: The minutes of the December 20 meeting were briefly reviewed. **Motion by Mr. Armstrong** to accept as written and presented; seconded by Mr. Copple, and **unanimously approved.**

Mr. Armstrong noted there were a number of clerical or typographical errors in the recently-prepared Resident Directory. Management will review and make any necessary corrections to the document before re-issuing to the Directors.

SPECIAL BUSINESS: The resignation of Director and President Patricia Feinberg was read, and regretfully accepted. **Motion by Mr. Armstrong to formally acknowledge Mrs. Feinberg's service to the Community and to wish her well in future endeavors;** motion was seconded by Mr. Copple and **unanimously approved.**

The vacancy on the Board was discussed. **Motion by Mr. Armstrong to appoint Ron Snayberger to fill the vacant seat and serve the remainder of the unexpired term (2006).** There was no second to the motion; **the motion died for lack of a second.**

Terms of the Directors were confirmed as follows:

Seat A - John Armstrong	Expires -	2005
Seat B - Fran Sachs	Expires -	2005
Seat C - Mark Outlaw	Expires -	2006
Seat D - Ryan Copple	Expires -	2006
Seat E - Patricia Feinberg	Expires -	2006

Motion by Mr. Outlaw that Ryan Copple assume the duties of President, but remain Vice-President until new officers are elected. Seconded by Mr. Armstrong and **unanimously approved.**

Motion by Mr. Outlaw that the Annual Meeting notice indicate that there will be an election to fill two (2) expiring terms and one (1) vacated term of Directors; motion was seconded by Mr. Armstrong and **unanimously approved.**

It was **unanimously agreed by Mr. Copple, Mr. Armstrong and Mr. Outlaw** that there would be **no appointment to fill the vacancy on the Board at this time,** pending the election to be held on March 21.

Treasurer's Report: A proposal from Peter Rene & Associates, CPA for audit and tax preparation services for the year ending December 31, 2004 was reviewed; the estimated cost was \$2,750.00, and additional quotes have been solicited for the Board's review, but not received in time to be considered at this meeting.





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OPEN FORUM: The following items were discussed by homeowners present -

117 Waterford - aggressive dog - A resident complained regarding an aggressive, off-leash dog believed to belong to residents at this address frightening pedestrians on the sidewalk. Management was instructed to notify the owners of the dog that no further complaints will be tolerated, and the dog will need to be removed from the property.

119 Andover - alterations made without prior review and approval - an inquiry was made regarding a deck structure at the front entry, and landscaping changes made during 2004 which remain in place, despite prior notices from the Association. After some discussion, a motion was made by Mr. Armstrong to notify the owner of 119 Andover to remove the deck structure no later than close of business on Monday, February 21. Failure to do so will result in the Association referring the matter to legal counsel. Motion was seconded by Mr. Outlaw and unanimously approved. Motion by Mr. Armstrong to notify the owner of 119 Andover to remove the landscaping materials installed in the rear yard in 2004 no later than close of business on Monday, February 21. Failure to do so will result in the Association referring the matter to legal counsel. Motion was seconded by Mr. Outlaw and unanimously approved.

Manager's Report: Written reports for architectural review, covenant violations, and work orders were reviewed. A number of other matters were also discussed or reviewed, including the following:

Window coverings on living units - a proposed violation notice was reviewed; the text of the letter will cite Article V, M. of the Declaration regarding Windows and Porches, wherein all window coverings facing outward must be white.

Truck restrictions - Management sought the Board's direction regarding enforcement of the prohibition of vehicles described or defined as "trucks" under the content of the Declaration, Article V, G. Vehicles. A question was posed as to whether trucks or SUVs with 4 doors or "jump seats" style seating are considered prohibited, or if they comply with these provisions. A list of observed violations with photos was provided to management during the past month by a homeowner, with an admonition to send violation notices for various vehicles which appeared to be parked on property in violation of these restrictions. **Motion by Mr. Armstrong to enforce Article V, G. as written, and to send violation notices as requested.** There was no second, and the motion died. **Motion by Mr. Copple to send violation notices to owners or residents parking commercial vehicles or recreational vehicles on property;** no second to the motion, **motion died.**

Committee Reports:

Architectural Control - Management recommended the Committee set regular meeting dates and times.

Mr. Outlaw advised that the Committee would meet on the 2nd Monday of each month at 7pm in the clubhouse, as necessary. The current members of the Committee are: Mark Outlaw, Mark Huffman, Michelle Walsh, Sherrie Shergren, and Mary Hester.

Unfinished Business:

University Commons development - Management was asked to have a representative from Rendina or Gentile Holloway address the Board at the February meeting, regarding the most recent design plan for the commercial property.

Landscaping Maintenance - No formal proposals have been submitted yet. Management was also asked to obtain prices for the mowing and chemical treatment of all front, back and side yards as an option for the Board to consider.

New Business:

NEXT MEETING: Monday, February 21, 2005 at 7:00 p.m.





Abacoa

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Removal of Director – Mr. Armstrong reviewed his motion made during the December meeting, seeking the removal of Director Outlaw, under the provisions of the By-Laws, , **as provided in Article III, 4.D.** Mr. Outlaw advised that all assessments for his Lot through March 31, 2005 would be paid by the end of this month. **Motion by Mr. Armstrong, that Mr. Outlaw be removed as a Director in accordance with Article III, 4.D. of the By-Laws of Cambridge At Abacoa;** the motion died for lack of a second. **Mr. Armstrong left the meeting at this time, stating he was ill and could not continue.**

There being no quorum present, the meeting could not continue and was therefore **adjourned at 8:30 p.m.**

