



Abacoa

CAMBRIDGE AT ABACOA HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting July 18, 2005 @ 7:00 PM

MINUTES

The Board of Directors of Cambridge At Abacoa Homeowners Association, Inc. met on July 18, 2005 at 7:00 PM in the community center. Directors present were: Ryan Copple; Jim Sahnger and Kris Gehring. Chuck Strode and 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 June 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 June 2005 meeting minutes, and photocopies of the June minutes will be provided in the mailroom.

New Manager Introduction: Bristol Management has moved Chuck Strode to the Stuart Office. The new Property Manager for Cambridge is now Pamela Wynne.

Treasurer's Report: The June financial statement was briefly reviewed by Mr. Copple. 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 - Many people continue to raise concern about the landscape maintenance. Bids for new landscaper are in process.

Irrigation not working - There are many areas of brown grass throughout the community. Management will continue to monitor the irrigation repairs. It was also noted that with the IQ water system for Abacoa, there is many limitations on watering.

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.

Committee Reports: Reports were heard from the following committees -

Architectural Review - Mary Hester met with the ACC members on July 14. There were no new applications to be reviewed at that time. A review of the community was completed and the ACC made the following observations and recommendations.

Yellow house paint is fading throughout community. Check on Divosta paint warranty. Check with manufacturer for performance standards.

The clubhouse has hibiscus plants around the building that need to be removed and replaced with material better suited. The ACC will research appropriate replacements.



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The exterior walls of the town homes appear to be in need of cleaning. Determination as to the Associations responsibility in cleaning these units will be made.

The clubhouse is in need of improvements. The ceilings are discolored; walls need painted, and carpet needs to be replaced. Exterior clean up is also needed on columns around the clubhouse.

The question was raised as to who is responsible for single family homes railings. Verify responsibility and then pursue maintenance to be done as needed.

Social - The newsletter was completed and mailed out to all Owners. Special thanks was offered to Jim Sahnger for all of his efforts on a job well done. The Board would like to see the newsletter produced regularly. Management was asked to follow up on charging the postage for the newsletter mailing to Hughes Realty.

Jim Sahnger is working on party preparations for Labor Day Weekend for the Community. The Board of Directors agreed unanimously to spend \$1,500. on this event. Jim is also looking for donations from other sources.

Government Liaison - Kris Gehring reported that a meeting will be set up with the Town Engineer and Steve Inglis of Bristol Management to review the street light study.

The problems and concerns about the parking on Public Roads within Cambridge continue. At this time, the Association has no recourse. Kris will continue to keep the Board informed of any changes with the parking dilemma.

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

Landscaping service bids - Kris Gehring submitted a Landscape Bid comparison format to be considered for use in the Landscape bidding process. The bidding process will begin with bid requests going out to Landscape Contractors as soon as possible.

Landscaping replacement survey - The survey results were briefly reviewed. It was recommended that the Board obtain prices for replacement material. Determine cost to replace as per survey items.

Pool area furniture - The Additional furniture needed to replace lost or broken items was ordered. Four new seating tables and four drink tables were ordered.

Playground equipment renovation - The Board is seeking bids for new playground equipment. Playground equipment options and ideas are still being evaluated. Three bids will be pursued.

Traffic control sign replacement - Street signage replacement is still underway.

Tree trimming needs - Tree trimming throughout the community is set to begin by the end of the month.

New Business:

Web Site - The Board asked if the prior years 2002 & 2003 Board Meeting Minutes be posted to the website. What is the cost to do so?

Clubhouse usage - The clubhouse is being used by Osceola Woods Board to have their monthly meetings. A donation of \$500. is expected to be made for their use of the clubhouse.

NEXT MEETING: August 15th at 7:00 p.m. in the clubhouse.

There being no further business to come before the Board, the meeting was adjourned at 9:04 p.m.