



Abacoa
CAMBRIDGE AT ABACOA
HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
July 16, 2007 @ 7 p.m.**

MINUTES

The Board of Directors of Cambridge At Abacoa Homeowners Association, Inc. met on July 16, 2007 at 7:00 PM in the community center. Directors present were: Ryan Copple, Marilyn Kiger, Mary Hester and Jim Sahnger. Pamela McLendon represented Bristol Management Services, Inc. There were a few residents present.

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

Open Forum: Irrigation Concerns - Treasure Coast Irrigation

There were concerns raised by an Owner regarding lack of irrigation during June. Treasure Coast representatives Tom Bolling and Chad addressed the Board and Owners present. There was a problem related to Encon supplying of water to Cambridge. Treasure Coast was responding to irrigation work orders and conducting wet checks during this time, which indicated there was water. However, only manually operating the system was allowing for water usage. Loss of use will be credited back by Encon for this period. Treasure Coast suggested the Board consider options for upgrading the current system to allow for better monitoring of the irrigation system. Options will be provided for further review.

Secretary's Report:

Minutes of the May 21, 2007 meeting were briefly reviewed. Motion to accept the minutes as amended, seconded and so approved. The website will be updated with copies of the May minutes, and photocopies of the minutes will be provided in the mailroom.

Treasurer's Report:

Ryan Copple reported: The June financial statement was briefly reviewed. Six delinquent accounts are at the Attorney. Expenditures are within budget.

COMMITTEE REPORTS:

Reports were heard from the following committees:

Architectural Review - Mary Hester reported there were three applications presented which are reviewed monthly prior to the board meeting by the ACC Committee. One denied for satellite dish that exceeded size allowed. Shutters were approved. An appeal was received from 146 Newcastle regarding the landscape plan.

Mary Hester motioned to deny the appeal, Ryan Cople seconded. After discussion the motion was amended to include that the Owner be required to state the palms will be reinstalled in their original locations and the 2 new sables we disallowed due to location on the property per the documents. Motion made by Mary Hester to accept amended motion, 2nd by Marilyn Kigar and approved unanimously. Violation letters have been sent to Owners who are not in compliance with the rules.

Social - No current activity is planned.

Community Center Rentals - There is currently no reservations scheduled in July or August.

UNFINISHED BUSINESS:

The landscape changes completed at 108 Newcastle did not meet the criteria of the approval. A legal review was provided by Gary Fields. Some trees installed on the property were not in the original plan. The Owner was present and requested the Board meet on site to review the concerns and make determinations for compliance. This will be reviewed for proper handling. No decision made. The cork board in the mailroom is in need of replacement. Options are being looked at for replacement. Trash pick up days were changed by Waste Management due to the change to smaller trucks. Notification was made to the community. Pool furniture is in need of replacement. Prices are being obtained.

NEW BUSINESS:

Mulching of the community is due. A proposal was received from Advanced Mulch for this work. The Board requested options for color or mulch and confirmation of pricing. This information will be obtained and passed on to the Board members.

Check on replacement of playground mulch. Get prices and quantities.

Request Gary Fields give input on how to address Owners who are not following procedures for leases.

Mary Hester resigned from the Board of Directors effective at the conclusion of the meeting. The position of ACC Chair will need to be filled.

The next meeting of the Cambridge Board will be August 20, 2007.

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

Respectfully submitted,

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