



Abacoa
CAMBRIDGE AT ABACOA
HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting
November 19, 2007 @ 7 p.m.

MINUTES

The Board of Directors of Cambridge At Abacoa Homeowners Association, Inc. met on November 19, 2007 at 7:00 PM in the community center. Directors present were: Jim Sahnger, Marilyn Kigar, and Greg Becker and Andrea Northrop. Pamela McLendon represented Bristol Management Services, Inc. There was one resident and a guest present.

The meeting was called to order at 7:20 p.m. Meeting notice was posted, and a quorum of directors was present.

Secretary's Report:

Minutes of the October 15, 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 October minutes, and photocopies of the minutes will be provided in the mailroom.

Treasurer's Report:

Pam McLendon reported: The October financial statement was briefly reviewed. Four delinquent accounts are at the Attorney. Expenditures are within budget.

The 2008 Proposed Budget draft was again reviewed. There was good discussion on the proposed budget with input on changes to reflect new line items. The final draft will be completed and mailed to the residents. The Board will vote to approve the 2008 budget at the December meeting.

OPEN FORUM: Homeowner Comments

The following items were discussed:

- Swimming Pool has been in good condition.
- Light in Swimming Pool is out.
- Concern over trash - is recycling paper in mailroom being recycled.
- The aerator on the south lake was reported not working.
- Ask about possibility of changing light bulbs to new Compact Fluorescents.
- Adjust mailroom light to stay on longer.

Management will report needed maintenance items for repair and confirm that paper is being recycled.

COMMITTEE REPORTS:

Reports were heard from the following committees:

Architectural Review - One new applications was received. Due to her new position as Committee Chairperson, Andrea Northrop reviewed the application and presented questions to the board for better understanding of the process. The additional ACC committee members will be notified and a meeting will be set to have the committee plan for future meetings. It is suggested that the meeting be held prior to the board meeting each month.

Social - No current activity is planned. However, the Board did budget funds into the budget for social activities for the Community in 2008.

Community Center Rentals - There are currently no reservations for the clubhouse.

Landscape - The landscape overall is in very good condition. Consideration for trimming of Red Cedars throughout the community was discussed. These trees have exceeded their limited space in many locations. Yearly these trees should be reshaped and trimmed. A proposal was received from Valley Crest to trim the cedars at \$14.00 each. There are 75 located in the interior areas of the property. Common area trees will be allowed to continue to grow when not causing problems. A motion to approve \$1,050. for trim/shaping of Red Cedars was made, 2nd and approved by 4-0.

Another suggestion was to offer Owners where Red Cedars are too big the opportunity to remove the Red Cedar, which the Association will pay Valley Crest to remove at a cost of \$50. A replacement tree will be required to be installed. A list of approved replacement trees will be put together. An Owner may hire Valley Crest to install one of the replacement trees at a cost to be paid by the Owner. All normal maintenance and warranty will be covered by Valley Crest if the tree is purchased and installed by Valley Crest. A motion was made to approve the HOA expenditure to remove Red Cedars where overgrowing by homes at a cost of \$50. and to offer a list of replacement material. The motion was seconded and passed all in favor. A notice will be sent to all Owners regarding this new option. Valley Crest will be instructed to do the trimming in mid January allowing for anyone with a problem tree to have it considered for removal prior to trimming.

UNFINISHED BUSINESS:

Pool furniture chair replacements have been delivered.

Replacement/increase of playground mulch has been ordered and delivery is anticipated within days.

Treasure Coast Irrigation provided detailed information pertaining to the irrigation system that controls Cambridge. It had been suggested that the information be placed in the mailroom, however, the information is too detailed and would not be helpful. Anyone who is interested in this information may request a copy from Bristol Management.

The swimming pool has been reviewed by an outside source. His report was provided to the Board of Directors. He found the water chemical levels to be in acceptable range. Continued monitoring of the pool will be made.

The lake aerator lights were not working on the North Lake. This was reported and a bad timer was found. Corrections have been made. The north lake had a very bad algae bloom. Continued reports to NPBCID resulted in a raking out of debris from the lake to help with the improvements needed.

Coach lights in the alleyways have been an ongoing discussion. A notice was made to send out and post in the mailroom informing Owners of the need to keep these lights working. Included in the notice was the information to purchase the needed supplies.

The Town of Jupiter was contacted to ask about options for speed control within the community. The Town is currently working on a Calming Policy which would give direction to this matter. Until such time as the Town has a policy, this matter will be tabled.

Utility Companies (Bell South & Comcast) have been notified to review the community and correct the utility boxes that house their equipment.

NEW BUSINESS:

The locks at the clubhouse were changed out due to repeated findings of the clubhouse being open and unoccupied.

Pressure cleaning of the sidewalks and curbs is needed. This was last done in July 2006. It was suggested that this expense be placed on the budget so there is no future concern for getting this needed maintenance completed. Proposals will be sought for this work and the Board unanimously approved having this work done in January. Bids will be sent to the Board for review.

The next meeting of the Cambridge Board will be December 18, 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