



Abacoa
CAMBRIDGE AT ABACOA
HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting
April 16, 2007 @ 7 p.m.
MINUTES

The Board of Directors of Cambridge At Abacoa Homeowners Association, Inc. met on April 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.

Secretary's Report:

Minutes of the February 19, 2007 meeting were briefly reviewed. Motion to accept the minutes as presented, seconded and so approved. The website will be updated with copies of the February, 2007 meeting minutes, and photocopies of the minutes will be provided in the mailroom.

Treasurer's Report:

Ken Duke was not present: The March financial statement was briefly reviewed. Delinquent accounts will be verified to be at the Attorney. Expenditures are within budget.

Open Forum:

The floor was opened for comments and questions from the members in attendance, and included discussion of the following items:

- Rental property concern over short term leases.
- Cats roaming freely.
- Speeding & Volume of car radios driving through Cambridge.
- Garbage trucks driving too fast.

COMMITTEE REPORTS:

Reports were heard from the following committees:

Architectural Review - Mary Hester had seven applications. Four requests for shutters were approved and requests for additional landscaping were approved with conditions. A previously approved addition of a pool plan was required to meet certain criteria. The Owner questioned the conditions and requested further review. Upon

discussion, it was determined that due to the history of this residence pertaining to the landscaping, certain conditions are required to be met. The Owner must submit a layout of the current landscape showing location of trees, pictures of tree locations prior to removal and trees must be relocated to the same position when work is completed. For any landscape changes, the Owner will submit an application for landscape.

Social - No current activity is planned.

Community Center Rentals - There are currently no reservations through May.

UNFINISHED BUSINESS:

Leased units were discussed. Further action will be taken on Owners who are not complying with the rule of no more than one rental in any 12 month period.

The Board reviewed the ACC review from 108 Newcastle and confirmed the timeline for response. After review and discussion, it was determined that the Attorney for the Association needs to further review the timeline and give direction to the Board. This will be requested from the Attorney.

Roaming cats continue to be a problem. Information on options for the Association to stop roaming cats will be requested.

NEW BUSINESS:

The reserve accounts for the Association are not receiving competitive interest rates. After review, Ken Duke made the following motion for consideration: Move reserves from Fidelity Federal to Merrill Lynch Broker. The motion was seconded and approved unanimously.

There is concern about possible problems of teenagers congregating at the playground. It was suggested that anyone with concerns should contact Jupiter Police to investigate anything that may be out of normal.

The next meeting of the Cambridge Board will be May 21, 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