



Abacoa

**CAMBRIDGE AT ABACOA
HOMEOWNERS ASSOCIATION, INC.**

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

MINUTES

The Board of Directors of Cambridge At Abacoa Homeowners Association, Inc. met on February 19, 2007 at 7:00 PM in the community center. Directors present were: Ryan Cople, Ken Duke and Mary Hester. Pamela McLendon represented Bristol Management Services, Inc. There were a few residents present.

The meeting was called to order at 7:05 p.m. Meeting notice was posted, and a quorum of directors was present.

Secretary's Report:

Minutes of the January 15, 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 January, 2007 meeting minutes, and photocopies of the minutes will be provided in the mailroom.

Treasurer's Report:

Ken Duke reported the following: The January financial statement was briefly reviewed. Accounts receivable and pending collections actions were also reviewed. Delinquencies will be reviewed and required action is to be taken. The reserve accounts were reallocated as approved by the Board in January.

Open Forum:

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

House numbers will be rechecked for compliance.

Vehicle parking complaint was made due to limited mailroom parking spaces.

Owner appreciated prompt response on landscape requests.

COMMITTEE REPORTS:

Reports were heard from the following committees:

Architectural Review - Mary Hester had two applications. A request for shutters was approved and a request for additional landscape was approved.

Social - No current activity is planned.

Community Center Rentals - There are currently two reservations through March.

UNFINISHED BUSINESS:

Oak Tree trimming as approved by the Board will begin on February 21.

Landscape replacements for the berm along Military Trail were proposed. The Board approved an expenditure of \$800, approximately half of the plant material suggested by the Landscaper. The planting will be completed with the allotted material.

The Annual Meeting of Cambridge will be held on March 19th. First notice was sent to the members requesting intents to run for the Board. One Intent to Run has been received to date. The second notice will be sent with the proxy. The Board discussed the idea of offering a pizza party prior to the meeting. It was agreed that this is an incentive to bring in more Owners to the meeting. Bristol will be asked for a donation toward this expense.

The Board received a letter regarding an ACC landscape plan that was installed not in compliance. The Board reviewed the activity and determined that proper time parameters were met. Request the Attorney send a demand letter to follow the standards of the landscape as set forth in the documents and stated in the review letters.

Bank change from Fidelity to 1st Southern is in process.

NEW BUSINESS:

Leases are only allowed one per 12 month period. There is evidence that there may be fraudulent action by a realty company handling real estate transactions. A letter will be sent to the Florida Real Estate Commission to investigate improper actions.

The next meeting of the Cambridge Board will be the Annual Meeting on March 19, 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