



Abacoa

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

**Board of Directors Meeting  
January 15, 2007 @ 7 p.m.**

**MINUTES**

The Board of Directors of Cambridge At Abacoa Homeowners Association, Inc. met on January 15, 2007 at 7:00 PM in the community center. Directors present were: Ryan Copple, Jim Sahnger, Ken Duke, Mary Hester and Marilyn Kigar. Pamela Wynne 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 December 18, 2006 meeting were briefly reviewed. **Motion** to accept the minutes as amended, seconded and so approved. The website will be updated with copies of the December, 2006 meeting minutes, and photocopies of the minutes will be provided in the mailroom.

**Treasurer's Report:**

Ken Duke reported the following: The December 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 year end financials reflect a surplus for the year of \$14,560.11. Refer to new business for further financial information.

**Open Forum:**

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

- House numbers still need to be replaced on many residences;
- Skating and Roller blading at night;
- Crime Prevention options;
- Parking concerns;

**COMMITTEE REPORTS:**

Reports were heard from the following committees:

**Architectural Review** - Mary Hester had no new activity. A landscape project that was completed without following the ACC requirement was reviewed with the Board. A letter will be sent to the Owner notifying them of the infraction and needed corrections.

**Social** - Jim Sahnger stated there are currently no activities planned.



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**Community Center Rentals** – There has been limited use of the clubhouse.

**UNFINISHED BUSINESS:**

The landscape berm along Military Trail was cleaned out by Valley Crest as approved. The area will need to have landscape plantings added to fill in where invasive material was removed.

The Playground has been checked for needed repair by the Manufacturer and appropriate action taken.

The sod replacement was completed along Lexington as approved.

The Annual Meeting of Cambridge will be held on March 19<sup>th</sup>. First notice will be sent to the members requesting intents to run for the Board. There are two positions for re-election, Jim Sahnger and Mary Hester.

**NEW BUSINESS:**

Ken Duke requested that FPL be asked to refund the deposit on account of \$5,620. Management will request this action.

Ken Duke motioned to move funds from the General Reserve Fund and re-allocate as follows: \$50,000 to go to Paint Reserve and \$4,000 to go to Community Center Reserve. Ryan seconded the motion, discussion followed. The motion passed 5-0.

Ken Duke motioned to reallocate Reserves Interest Income to the Paint Reserve. Mary seconded and the motion carried with a 5-0 vote.

Bank rates were reviewed. Ken Duke motioned to move the Reserves from Fidelity to 1<sup>st</sup> Southern Bank. Mary seconded the motion. Discussion followed. The motion passed 5-0.

A special Assessment was being considered by the Board to offset the cost of Oak Tree Maintenance that was expected to cost \$50,000. The Board received bids from four companies. The low bid from Only Trees to properly prune the Oaks was \$12,470., well below the original anticipated cost. After discussion on how this could be paid without an assessment, it was agreed that the Oak trees would be done but no special assessment would be required at this time. Only Trees will be notified to proceed in March. The Special Assessment was then tabled until further notice.

A newsletter was discussed. Jim Sahnger was in charge of the last letter sent out. He agreed to put together another newsletter with the additional input from other Directors. This will be worked on.

The next meeting of the Cambridge Board will be February 19, 2007.

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

Respectfully submitted,

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