



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

**Board of Directors Meeting  
February 18, 2008 @ 7 p.m.**

**MINUTES**

The Board of Directors of Cambridge At Abacoa Homeowners Association, Inc. met on February 18, 2008 at 7:00 PM in the community center. Directors present were: Ryan Cople, Marilyn Kigar, and Andrea Northrop. Pamela McLendon represented Bristol Management Services, Inc. There were a few residents present.

**Special Guest:** Beth Kelso, APOA Executive Director attended the meeting to discuss the Abacoa POA, its role in the community and other information pertaining to Abacoa. Questions were answered.

The meeting was called to order at 7:00 p.m. Meeting notice was posted, and a quorum of directors was present.

**Secretary's Report:**

There was no meeting in January. December meeting minutes were approved previously and posted.

**Treasurer's Report:**

Pam McLendon reported: The December Year End financial statement was reviewed. Five delinquent accounts are at the Attorney. The year end left a surplus of \$3,417.32. Marilyn Kigar motioned to move the surplus funds to the General Reserve Account. Andrea seconded and the motion passed 3-0.

**OPEN FORUM: Homeowner Comments**

The following items were discussed:

- A driveway was reported with paint spilled.
- Confirm with Jupiter Police enforcement of Community.
- Request Valley Crest to clean up leaves in street.
- Send violation notice for loose cat.

**COMMITTEE REPORTS:**

Reports were heard from the following committees:

**Architectural Review** - A request to replace existing windows with hurricane impact glass was approved. The appearance of the window will not change.

**Social** - No current activities are planned.

**Community Center Rentals** A baby shower is scheduled for March 17.

**Landscape** - The landscape overall is in very good condition. Red Cypress trees will be trimmed soon. An option to remove and replace the Cypress will be sent out to Owners.

**UNFINISHED BUSINESS:**

Replacement/increase of playground mulch has been completed.

Pressure cleaning of the sidewalks and curbs began on February 4. The work looks very good.

The lights at the aerator need to be looked into for any warranty. A report is being requested on the current status of the lights.

Lease term agreement rules are being considered for possible changes.

**NEW BUSINESS:**

The Annual Meeting is set for March 17, 2008. Letters of intent were sent out and three members responded. Two current Board members are seeking re-election, Ryan Copple and Greg Becker. Louis Rizzo also placed his name for nomination. The Board named a Nomination Committee consisting of Andrea Northrop, Linda Polselli and Tracy Whittington. They will meet with the candidates.

Once again the Board will hold a Pizza Party prior to the meeting for all Members.

It was reported that only 2 lights are working in the pool.

The next meeting of the Cambridge Board will be the Annual Meeting, March 17, 2008.

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