



Abacoa

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

**Board of Directors Meeting
July 21, 2008 @ 7 p.m.**

MINUTES

The Board of Directors of Cambridge At Abacoa Homeowners Association, Inc. met on July 21 at 7:00 PM in the community center. Directors present were: Ryan Copple, Louis Rizzo, Greg Becker and Andrea Northrop. Pamela McLendon represented Bristol Management Services, Inc. There were residents present.

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:

Minutes of the May 9, 2008 meeting were reviewed. Motion was made by Andrea Northrop to accept the minutes as amended, seconded by Greg Becker and so approved. The website will be updated with copies of the May minutes, and photocopies of the minutes will be provided in the mailroom.

Treasurer's Report:

Pam McLendon reported: The June financial statement was reviewed. Eight delinquent accounts are at the Attorney. The Board requested confirmation that on the delinquent accounts the Banks are being notified to pay the dues. Management will review the process with the Attorney. Currently the Association expenses are within budget parameters.

OPEN FORUM: Homeowner Comments

The following items were discussed:

- A resident was concerned with a neighbor dispute between her tenant and another Cambridge Resident. The problem escalated over a dog being out loose. The tenant contacted JPD to file a complaint. The Board agreed that was the proper measure and no action by the HOA will be taken at this time.
- A resident voiced concern over irrigation water not being used in the community. The Board asked for a report on water usage from Management. This information will be forwarded to the Board.
- A request to change out a tree in the driveway will be reviewed.
- Trees need to be reviewed for proper trimming. Management will review with Landscaper.

COMMITTEE REPORTS:

Reports were heard from the following committees:

Architectural Review - No current activity.

Social - No current activity.

Community Center Rentals - August 9 - 6 - 9 p.m.

Landscape - Cedar trees were trimmed. A review of the sod will be completed throughout the community. Landscape material by CVS was cleaned of invasive material and cut back from walk paths.

UNFINISHED BUSINESS:

Alligator Sighting - Due to many sightings of alligators, signs have now been posted at the two ponds at Promenade. The signs state that alligators are present and that no fishing or swimming is allowed.

Trucks parked within the community were discussed. It was determined that no action would be taken at this time to conduct late night inspections. The Board will review all options and make recommendations for needed action.

The pool bathroom lights were adjusted to only be active during dawn to dusk hours. The option for putting in a motion detector was discussed. A proposal was reviewed by the Board to replace both bathrooms at the pool with motion sensors at a cost of \$545.18. Louis Rizzo motioned to approve, Andrea Northrop seconded and the motion passed unanimously. Abacoa Electric will be notified to do this work.

The Update Information Form sent to all residents of Cambridge to request information including an email address have been returned by many residents. The records are being updated with this information.

NEW BUSINESS:

A proposal for Air Conditioning Maintenance was reviewed by the Board. Dennis Muller A/C will perform quarterly maintenance on the clubhouse for a cost of \$60.00 per Qtr. Andrea motioned to approved, Loius seconded and the motion passed unanimously. The first service will be performed in July.

The cost of doggie bags is excessive. Louis Rizzo brought in two types of bags from other sources at a lower cost for trial. These bags will be used in the dog stations to see if they work. The board will review the finding and make a determination on purchasing for the future.

Ryan Copple informed the Board of an option available to turn the Private Roads in the Community over to the Town of Jupiter for maintenance and repair. Management was instructed to send the Board information on this process for further review.

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