



Abacoa

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

**Board of Directors Meeting  
October 20, 2008 @ 7 p.m.**

**MINUTES**

The Board of Directors of Cambridge At Abacoa HOA, Inc. met on October 20 at 7:00 PM in the community center. Directors present were: Ryan Copple, Andrea Northrop, Louis Rizzo and Greg Becker. Pamela McLendon represented Bristol Management Services, Inc. No residents were present at call to order.

The meeting was called to order at 7:25 p.m. Meeting notice was posted, and a quorum of directors was present.

**Secretary's Report:**

Minutes of the September 15, 2008 meeting were reviewed. Motion was made by Andrea Northrop to accept the minutes as presented, seconded by Louis Rizzo and so approved. The website will be updated with copies of the September minutes, and photocopies of the minutes will be provided in the mailroom.

**Treasurer's Report:**

Pam McLendon reported: The September financial statement was reviewed. Six delinquent accounts are at the Attorney. Currently the Association expenses are within budget parameters.

**The 2008 Audit** will again be conducted by Hafer & Co. The Board voted to approve the Engagement letter at a cost of \$3,825 for the audit to be received after March 31, 2009. The tax returns will be prepared for \$225. for year 2008.

**The 2009 Budget** is in process. The Board discussed the current expenses and reviewed anticipated expenses for next year. Andrea Northrop motioned to have the additional Tax expense due on the Reserve Interest Income be paid from the Reserves. Ryan Copple seconded and the motion was passed. The budget will be finalized and reviewed prior to mailing to the Community. The Budget will be on the November Agenda for approval by the Board.

**OPEN FORUM: Homeowner Comments**

The following items were discussed:

- A resident, who left prior to the call to order, again raised concerns over the use of the I.Q. water usage for irrigation. See Unfinished Business for further information.

## **COMMITTEE REPORTS:**

Reports were heard from the following committees:

**Architectural Review** - The resident who installed a zip line type system between his home and his neighbor attaching to the stucco walls was issued a violation. No action was taken and a second violation notice was sent. Management will pursue further action after the allotted time for compliance. The Board will be updated on this action.

**Social** - No current activity.

### **Community Center Rentals -**

October 26 - 1-4 p.m. Childs Birthday

November 2 - 10-2 p.m. Birthday party

November 8 - 4-6 p.m. Childs Birthday

December 6 - 12-4 - Baby Shower

**Landscape** - Sod throughout the property will be reviewed by Landscaper and Management to determine replacement needs. Costs for the replacement sod will be covered by Valley Crest in conjunction with Treasure Coast due to irrigation issues and pests that killed sod. Some expense may be determined to be HOA expense. The final details of the property inspection will be noted and addressed.

## **UNFINISHED BUSINESS:**

**Alligator signs** - The Jupiter Police Department filed a report on the missing signs. Three signs will be replaced by Management.

**Truck Violations** - After issuing many violations for improper parking of vehicles and trucks within the community, the Management Company was contacted by many of the residents asking for the rules of Trucks within the Community and consideration for implementing changes in the rules. The Board agrees that the current rules on Trucks should be reviewed for changes. This will be further discussed at the November Board Meeting after further review of the documents and possible alternatives. Any action for an Amendment would be included with the Annual Meeting Proxy.

**Irrigation** - The Board was provided reports by Treasure Coast that detail gallons used. A letter will be sent to Encon to request they confirm the irrigation usage is within normal parameters.

**Reserve Funding** - The changes in banking that were approved by the Board in September have been implemented. All monies for the HOA are Federally Protected against loss.

**Landscape Services** - The Addendum for Landscape Maintenance between Valley Crest and Cambridge was approved. Both parties signed the 2009 extension with a 30 day cancellation clause.

**Mulch** - The mulch was completed and resident's comments were very positive.

**NEW BUSINESS:**

**Pressure Cleaning of Single Family Homes** - The Board requested a review of the Documents to determine the responsibility of pressure cleaning of the Single Family Homes. Many homes are in need of this. Painting is not anticipated to begin until 2011. Management will inform the Board of the Documents specifications. The Board will then make a determination of action to be taken.

**Pool Water Conditions** - The usage at the Community Pool combined with the equipment that was installed by the Developer combine to make the pool water quality very poor with the standard 3 weekly pool cleaning/chemical treatments. Louis Rizzo is currently reviewing optional Pool Equipment that would improve the water quality of the pool. He estimates the cost for this needed improvement will be \$3,800. Louis will provide further information at the November meeting.

The next meeting of the Cambridge Board will be the November 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