

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

**Board of Directors Meeting
January 19, 2009 @ 7 p.m.**

MINUTES

The Board of Directors of Cambridge At Abacoa HOA, Inc. met on January 19, 2009 at 7:00 PM in the community center. Directors present were: Andrea Northrop, Louis Rizzo, Ryan Copple and Jim Sahnger*. Pamela McLendon represented Bristol Management Services, Inc. There were a few residents in attendance.

*arrived late

The meeting was called to order at 7:45 p.m. Meeting notice was posted, and a quorum of directors was present.

Secretary's Report:

Minutes of the December 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 December minutes, and photocopies of the minutes will be provided in the mailroom.

Treasurer's Report:

Pam McLendon reported: The December financial statement was reviewed. Currently, eight delinquent accounts are at the Attorney. The Association expenses are within budget parameters. There is anticipated to be a surplus in 2008 of which a portion will be set aside as deferred maintenance for new pool equipment, pressure cleaning and tree maintenance. Additional surplus will be recommended to be put into the reserves. The accounts that are currently under bank foreclosure will be forwarded to the Board.

SPECIAL GUEST: Commercial Energy Specialist - Adrianna Cooper

Louis Rizzo has been researching options for the pool equipment to offer a more consistent chemical treatment for the pool. This package would monitor the levels of the chlorine and pH and add the chemicals as needed. There were questions from the Board and members in attendance. Further information will be provided to the Board prior to approval.

OPEN FORUM: Homeowner Comments

The following items were discussed:

Pressure Cleaning has been ongoing throughout the community. The overall response was very positive on the results and the professional job being completed. The separation walls between duplex units need to be reviewed for additional cleaning. The company will be notified.

There were some landscaping issues that will be reviewed by management and the landscaper.

COMMITTEE REPORTS:

Reports were heard from the following committees:

Architectural Review - Andrea Northrop reported one current application pending.

Social - No current activity.

Community Center Rentals - February 15 - Birthday Party 10 am to 2 pm.

Landscape - Sod throughout the property has been replaced. Additional locations are being reviewed and will be targeted.

UNFINISHED BUSINESS:

Alligator signs - The replacement signs for the lakes indicating "alligators present" are now installed.

Water Faucet Replacement - Clubhouse - The drinking fountain behind the clubhouse is in need of replacement. Management is ordering and will have installed.

Pressure Cleaning of Community - All buildings are being completed at this time. The sidewalks and curbs will be done following the completion of the homes.

Pool Water Conditions - As reported, the Board is reviewing options for additional pool monitoring devices to better control the chemical treatment of the pool. Further information is being provided.

Alleyway Lighting - An inspection was completed and notices were sent to all residents where alleyway lighting is not functioning. Many Owners have responded to the notice. Additional reviews will be completed.

NEW BUSINESS:

Annual Meeting - The Annual Meeting is set for March 16. The HOA will again host a pizza party prior to the meeting for all residents. The Nomination Committee for the 2009 Election was named. Ryan Copple will chair the committee with Tracy Whittingham. Intent to Run forms have been mailed to residents. There are two positions up for election on the Board.

Speeding Vehicles - There is a bad problem with speeding through the community. It was requested that alternatives be reviewed for options to help with speed control such as speed bumps or other devices. Management will review and notify the Board.

The next meeting of the Cambridge Board will be February 16, 2009.

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