

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

**Board of Directors Meeting
April 26, 2010 @ 7 p.m.**

MINUTES

The Board of Directors of Cambridge At Abacoa HOA, Inc. met on April 26, 2010 at 7:00 PM in the community center. Directors present were: Ryan Copple, Greg Becker and Louis Rizzo. Pamela McLendon represented Bristol Management Services, Inc.

The meeting was called to order at 7:20 p.m. Meeting notice was posted, and a quorum of directors was present. There were a few residents present.

Secretary's Report:

Minutes of the February 15, 2010 meeting were reviewed. Motion was made by Louis Rizzo to accept the minutes as presented, seconded by Greg Becker and so approved. The website will be updated with copies of the February minutes, and photocopies of the minutes will be provided in the mailroom.

Treasurer's Report:

Pam McLendon reported: The February 2010 financial statement reflects the current year expenditures are within budget parameters. Currently, eight delinquent accounts are at the Attorney. The accounts that reflect the highest delinquencies will be reviewed for possible foreclosure action by the Association in order to promote the Bank's to move forward.

OPEN FORUM: Homeowner Comments

There were a few residents present. No items were brought up for discussion.

COMMITTEE REPORTS:

Reports were heard from the following committees:

Architectural Review - There is an application for review to add a fence which was denied by the ACC due to location along alleyway. The Board was informed of the details and they will each do an onsite review in an effort to determine the location of the fence. It was recommended the fence be able to match the neighbors existing fence line along the alley. Board members will respond with their findings. The Owners requesting the fence were present and appreciated the Boards response. They will await the decision.

Community Center Rentals:

- Music Together Classes, Monday's 9:30 a.m.
- Birthday Party - April 24 Common area only 1-4 p.m.

OLD BUSINESS:

Pool Rules Sign & No Trespassing signs: Signs are being ordered and will be installed upon receipt.

House Painting - The painting of all residences in Cambridge is due to begin in 2011. The Board has requested that Management begin to acquire information necessary to proceed with this project. Management is proceeding with acquiring needed information.

Annual Meeting - The 2010 Annual Meeting was held on March 20, 2010. There was not a quorum. The current Board Members retain their positions. A very nice party was put on for the community with music and food supplied along with children's activities. It was a great day and a group of homeowners enjoyed the festivities after attending the Annual Meeting. Our thanks to Tracy Whittington and her family and others who helped put on this event.

NEW BUSINESS:

Pressure Cleaning Bids- Pressure cleaning of the community is due to be completed. There was no motion to move forward. It was determined this would be reviewed at the next board meeting.

Citizens Meeting - Ryan Copple reported Jupiter Police Department will hold a Citizens Meeting to discuss safety and security for residents.

Maintenance Issues - The north aerator is not working at the entry. Management will report for repair. The mailroom light has continued be a problem. Have fixture replaced if needed to resolve ongoing bulb replacement. Playground frog will be reinstalled and the playground checked for any needed maintenance. Paint will be matched and maintenance to treat areas where needed for rust will be completed.

The next meeting of The Cambridge Board will be June 21, 2010.

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