



Abacoa

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

**Board of Directors Meeting
February 20, 2006 @ 7 p.m.**

MINUTES

The Board of Directors of Cambridge At Abacoa Homeowners Association, Inc. met on February 20, 2006 at 7:00 PM in the community center. Directors present were: Ryan Copple; Jim Sahnger, and Mary Hester. Pamela Wynne represented *Bristol Management Services, Inc.* Several homeowners were also in attendance.

The meeting was called to order at 7:05 p.m. by Mr. Copple. Meeting notice was posted, and a quorum of directors was present.

Secretary's Report: Minutes of the January 20, 2006 meeting were briefly reviewed. **Motion** to accept the minutes as presented, seconded and so approved. The website will be updated with copies of the January 2006 meeting minutes, and photocopies of the minutes will be provided in the mailroom.

Treasurer's Report: Ryan Copple gave the Treasurers Report. The January financial statement was briefly reviewed. Accounts receivable and pending collections actions were also reviewed and briefly discussed.

Open Forum: The floor was opened for comments and questions from the members in attendance, and included discussion of the following items:

There is concern from residents that dogs and Owners gather in the green space by the clubhouse and allow the pets to run freely in late afternoons. Much discussion was had on this subject. Dogs must be in the control of the Owner or should not be allowed to be off leash.

The exit from the new Commons Offices was discussed. Concern about general traffic turning into Cambridge was made. Many residents and board members were present when the exit was proposed and was to be a "left turn only". Pursue this issue further.

Manager's Report: Correspondence and maintenance items addressed during the past month were briefly reviewed. Written reports were provided to the Directors and briefly discussed. Projects in process are noted below in old business.

Committee Reports: Reports were heard from the following committees -

Architectural Review - Mary Hester was in attendance. The ACC did not have any applications for approval.

Social - Jim Sahnger reported on behalf of the committee that plans are underway to have the next party for the community on March 25.

Government Liaison - Ryan Copple reported no new activity.



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Community Center Rentals - The Board would like to see a calendar for all upcoming rentals for their knowledge each month. This will be furnished by Bristol Management.

Unfinished Business:

The following matters were again brought before the Board for consideration -

Landscaping replacement survey - After review of the landscape, it was determined the original landscape replacement list was not going to properly replace the needed landscape. Pam Wynne requested the Board to allow for a Landscape Architect to complete a report on the conditions of the property and make recommendations that would better achieve the results that are wanted. The Board approved a proposal to have Steve Parker of Parker Yannette Landscape Architects complete this report. This report will be completed and brought to the next meeting of the Board for review.

Pressure cleaning of Town homes - The Board reviewed two bids for pressure cleaning of the townhomes and duplexes. The Bid was approved for J T Pressure Cleaning. They will be notified to set dates to do this work.

Playground equipment renovation - The playground equipment set was chosen based on the many options available. The playground will cost approximately \$46,000. This does not include the flooring. There are options for different types of material with varying costs. Bids will be pursued to compare rubber mulch, pine bark or the rubber solid base. The Board voted and approved the addition of the playground equipment at a cap of \$50,000. to include the extra side features for individual play.

Painting of homes - A price for painting all units in Cambridge should be pursued to determine what will be needed to pay for this when the buildings will require new paint. This will be requested from a painting contractor.

New Business:

The Annual Meeting is due in April. The meeting will be set up for April in the third week if available. This date will be determined and notices will be sent at the appropriate time. There are 3 positions to be filled on the Board with 2 board members servicing a second term.

NEXT MEETING: March 20, 2006 at 7:00 p.m. in the clubhouse.

There being no further business to come before the Board, the meeting was adjourned.

Respectfully submitted,

Pamela Wynne, LCAM
For and on Behalf of the Board of Directors