



Abacoa

CAMBRIDGE AT ABACOA HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting January 25, 2006 @ 7 p.m.

MINUTES

The Board of Directors of Cambridge At Abacoa Homeowners Association, Inc. met on January 25, 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 7:04 p.m. by Mr. Copple. Meeting notice was posted, and a quorum of directors was present.

Secretary's Report: Minutes of the December 19, 2005 meeting were briefly reviewed. **Motion** to accept the minutes as presented, seconded and so approved. The website will be updated with copies of the December 2005 meeting minutes, and photocopies of the minutes will be provided in the mailroom.

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

Bristol Management is requesting a change to Anchor Bank for the Associations accounts. The Board requested information on the accounts.

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

Landscape maintenance - There were some questions about the new trimming methods on some trees. The landscaper will be questioned as to this work. Mulch is planned after landscape replacement is completed.

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 approved one request for shutters.

Social - Jim Sahnger reported on behalf of the committee that plans are underway to have another community party in March. New sponsors are being sought to help with the expense.

Government Liaison - Ryan Copple and Jim Sahnger attended the coalition meeting. Many items were discussed at the meeting that affect Cambridge. Cambridge can request in writing from the Town of Jupiter for police enforcement on all roads within the community. It was voted and passed unanimously to pursue this action. Pam Wynne will request a copy of Town Attorney's letter and prepare a letter to the Town for review by the Board.

Unfinished Business:



Abacoa

CAMBRIDGE AT ABACOA HOMEOWNERS ASSOCIATION, INC.

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

Landscaping replacement survey - An onsite review by Joe of ValleyCrest and Pam Wynne found the original plant listing was too outdated to pursue planting by this list. The loss of trees from Wilma is a priority as well as other plant material. Due to the concerns with many unauthorized landscape changes by Owners, and the need to improve some landscape plans due to poor planning, this project is being reevaluated to include all needed improvements. It was agreed that a letter will be drafted to send to the community regarding unauthorized planting and process for approval or removal. No residents offered to help with the review of the property. Mary Hester will meet with Joe as soon as possible to begin a plan for landscape replacement, to begin immediately. This review and replacement will include all trees, shrubs and sod replacement as needed.

The Board decided the magnolia tree in front of the stop sign at Rockingham and Promenade is to be relocated to a common area location. This tree cannot be warranted after moving. Another Magnolia will be installed to replace tree that was wrongly cut up and removed at a residence. This tree will be warranted after install.

Pressure cleaning of Town homes - The Board requested a second bid for pressure cleaning for comparison. This bid will be pursued.

Playground equipment renovation - The final decision on the design is pending. The Board feels this is close to completion. The cost is estimated to be \$60,000 - \$70,000.

Clubhouse usage - There was a request for usage of the clubhouse for meetings to be held monthly by a Business Network that is intended for local business. The Board agreed to allow this activity at no charge, however a security deposit of \$125. is to be received and held until such time as the meetings are no longer being held. This will be monitored to be sure the meetings do not become too large for the accommodations.

Property Appraisal - The appraisal was received just prior to the meeting and will be reviewed and sent to the insurance company for use in determining proper insurance coverage.

New Business:

New Owner/Tenant Interviews - A meeting is to be set up with Mary Hester and Bonner English to organize this new application process.

Commons Offices - Ryan Copple has been in discussion with Gary Fields, the community Attorney regarding this exit concern at the Commons. Contact Gary Fields for update.

NEXT MEETING: February 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