



Abacoa

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

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

**MINUTES**

The Board of Directors of Cambridge At Abacoa Homeowners Association, Inc. met on March 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 7:08 p.m. by Mr. Copple. Meeting notice was posted, and a quorum of directors was present.

**Secretary's Report:** Minutes of the February 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 February 2006 meeting minutes, and photocopies of the minutes will be provided in the mailroom.

**Treasurer's Report:** Ryan Copple gave the Treasurers Report. The February financial statement was briefly reviewed. Accounts receivable and pending collections actions were also reviewed. The Board voted and approved the procedure for collection of assessments as presented for the 2 letter process. The Board would like to know the current interest rate being received on the Money Market account. The change in banking institutions for the checking account is still being reviewed.

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

The new Commons Offices are completing the landscape and hardscape designs which do not meet the criteria that were presented to the community at the onset of construction. The berm that was to be an attractive planting buffer to the parking lot is a ditch, not a berm and does not have enough planting. Also the lighting in the parking lot is extreme. The lights are bright white not abstract as promised. The lights are also on all night long. There is no reason to have these lights on due to this being an office building and there is no activity late at night. Residents were asked to form a committee to pursue this with the Town. Sherry Sheagren agreed to pursue this with the Town. A meeting will be requested and the Board members will be in attendance if possible.

**Manager's Report:** Pam Wynne noted the pressure cleaning had been completed on the town homes and duplexes within the community. The job was done well. Other pending items were discussed in new and old business.

**Committee Reports:** Reports were heard from the following committees -

**Architectural Review -** Mary Hester was in attendance. The ACC approved a pool and spa. Mary also requested help from the members present to be on the ACC committee. They are losing one of the members and will need additional help. No one came forward at that time.



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*Social* - Jim Sahnger reported on behalf of the committee that the party planned for March 25 has only received 3 confirmed responses. Whether due to spring break or other issues, the party is being postponed.

*Community Center Rentals* - There are no clubhouse rentals at this time through April. The two classes that were being held in the Clubhouse have moved to other locations.

### **Unfinished Business:**

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

*Landscaping replacement survey* - The Landscape Architect completed his review of the property. In a 5 page report he detailed his findings. Many suggestions were made to replace certain material with other plants that will better withstand the location and storm winds. Certain trees were suggested as replacement for lost trees. This report is being reviewed and a proposal is anticipated within one week from Valley Crest to proceed with the needed replacement.

*Playground equipment renovation* - The playground equipment is still being finalized. No new information was presented.

### **New Business:**

The Annual Meeting is set for April 17. The first notice was sent with a request for "Intents to Run". There was only one received. It was agreed to offer a pizza party prior to the meeting to hopefully bring more residents to the meeting in an effort to reach the quorum.

The Abacoa POA Annual Meeting is set for April 4. Ryan is not available to attend. Mary Hester will go as representative of Cambridge.

**NEXT MEETING: Annual Meeting - April 17, 2006 at 7:00 p.m. in the clubhouse, with a pizza party prior.**

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