



Abacoa

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

**Board of Directors Meeting
May 22, 2006 @ 7 p.m.**

MINUTES

The Board of Directors of Cambridge At Abacoa Homeowners Association, Inc. met on May 17, 2006 at 7:00 PM in the community center. Directors present were: Ryan Copple, Ken Duke and Marilyn Kigar; Jim Sahnger, and Mary Hester were absent. 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 March 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 March 2006 meeting minutes, and photocopies of the minutes will be provided in the mailroom.

Treasurer's Report: Ken Duke gave the Treasurers Report. The April financial statement was briefly reviewed. Accounts receivable and pending collections actions were also 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 have trees that died and orange barricades that have not been removed. Contact Rendina to follow up.

Landscaping was discussed with concern about the trimming. Valley Crest will be notified of the concerns and Bristol Management will meet with them to review these concerns.

There were a few maintenance items mentioned and Bristol will complete work orders to have items corrected.

Committee Reports: Reports were heard from the following committees -

Architectural Review - Mary Hester was not in attendance.

Social - Jim Sahnger was not in attendance.

Community Center Rentals - There are no clubhouse rentals at this time.

Unfinished Business:

Landscaping replacement - The Landscape proposal was approved to replace oak trees and magnolia trees throughout the common areas and some additional plantings in the pool and clubhouse area. This work is under way. The front landscape will be reviewed in the upcoming months for replacement of bed materials and trees from front yards.

Playground equipment renovation - The playground equipment has been ordered and will be delivered and installed between May 26 and June 9. The target for completion is June 9.



Abacoa

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

Sidewalk & Curb Pressure Cleaning - The pressure cleaning was awarded to JT Pressure Cleaning to complete this work. They are scheduled to begin the sidewalks on June 5. Notification to Owners is needed to not park in the streets during this time.

Aerators: The aerator fountains are currently being installed. A bid to light these units has been requested. The Board will review this bid upon receipt.

New Business:

Mulching of community - The Board agreed to approve the installation of mulch throughout the community in coordination with the landscape installation that is currently under way. All weeding must be completed prior to this mulch being installed.

NEXT MEETING:

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