



Abacoa

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

**Board of Directors Meeting
August 21, 2006 @ 7 p.m.**

MINUTES

The Board of Directors of Cambridge At Abacoa Homeowners Association, Inc. met on August 21, 2006 at 7:00 PM in the community center. Directors present were: Ryan Copple, Marilyn Kigar, Mary Hester and Jim Sahnger. Ken Duke was absent. Pamela Wynne represented Bristol Management Services, Inc. There were some residents also in attendance.

The meeting was called to order at 7:10 p.m. Meeting notice was posted, and a quorum of directors was present.

Secretary's Report: Minutes of the July 17, 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 July 17, 2006 meeting minutes, and photocopies of the minutes will be provided in the mailroom.

Treasurer's Report: Ken Duke was not present. The July financial statement was briefly reviewed. Accounts receivable and pending collections actions were also reviewed. Three accounts were in process to send for collection with the Attorney. There will be a reallocation of landscape expenses to break out the fertilization costs from the other maintenance as formatted on the budget. This will correct the YTD line item and bring these items on budget.

Open Forum:

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

Parking by residents in the alleyways was reported to be a problem. It is stated that vehicles park on the grass areas between driveways.

Landscaping was discussed with concerns about the tree trimming. Oak trees will require thinning out for proper maintenance.

Trucks are parking within the community. The HOA cannot control truck parking on public roadways, only private.

A resident was concerned with the rental of a duplex to a Corporate Entity. The application will be verified and determine if they are within the rules of the documents.

The Board asked to have the parking conditions monitored and notify any violations found by the management company.



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Committee Reports: Reports were heard from the following committees:

Architectural Review - Mary Hester had no applications. There was a question raised as to how long a project can take for completion. Mary sent confirmation to the Board that state all improvements shall be completed within 12 months from commencement of the improvement. Pools are specific with commencement within 60 days of ACC approval and completion within 75 days of building permit.

Mary wanted the Board to make a determination on the painting of exterior patio areas by homeowners as to color choices. After discussion on the responsibility of the HOA to repaint all units it was determined that the paint colors should remain the original color. The Board voted and approved that all exterior paint of homes, duplexes and townhomes including the lanai's and courtyards must remain to original paint color of the unit.

Social - Jim Sahnger reported there is currently no activity planned for the community. It was noted that the budget did not reflect a line item for community events. This will be reviewed.

Community Center Rentals - There is currently one clubhouse rental scheduled at this time in September.

Unfinished Business:

Landscaping - Overall the community is in good shape. Individual concerns are being addressed through work orders.

Aerators: The aerator fountains are working beautifully and the community has expressed their appreciation.

New Business:

The pool needs to have chemical feeders added to better distribute the chlorine to the pool. After discussion, the Board voted to approve the installation of 2 chemical feeders at a cost of \$1,130.

The next meeting of the Board will be September 18, 2006.

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