



Abacoa

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

**Board of Directors Meeting
June 19, 2006 @ 7 p.m.**

MINUTES

The Board of Directors of Cambridge At Abacoa Homeowners Association, Inc. met on June 19, 2006 at 7:00 PM in the community center. Directors present were: Ryan Copple, Ken Duke and Marilyn Kigar and Mary Hester; Jim Sahnger, was absent. Pamela Wynne represented *Bristol Management Services, Inc.* Several homeowners were also in attendance.

The meeting was called to order at 7:00 p.m. by Mr. Copple. Meeting notice was posted, and a quorum of directors was present.

Secretary's Report: Minutes of the May 22, 2006 meeting were briefly reviewed. **Motion** to accept the minutes as amended, seconded and so approved. The website will be updated with copies of the May 2006 meeting minutes, and photocopies of the minutes will be provided in the mailroom.

Treasurer's Report: Ken Duke gave the Treasurers Report. The May financial statement was briefly reviewed. Accounts receivable and pending collections actions were also reviewed. The financial position of the association is in good standing. A breakdown of the reserves was requested to be distributed to the board.

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

Irrigation concerns were discussed.

Light bulbs were reported as being out. FPL will be notified.

Landscaping was discussed with concerns about the trimming. Valley Crest will be notified of the concerns and Bristol Management will meet with them to review these concerns. The new oaks have not been staked. Verify the trees will be staked. 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 had 5 applications that were reviewed by the ACC committee. These reviews were completed and approved. Letters will be sent out to Owners with details.

Social - Jim Sahnger was not in attendance.



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

Unfinished Business:

Landscaping replacement - The Landscape replacement of common area trees was completed. The new oaks and magnolias are very nice trees. Valley Crest will be advised that the trees need to be staked.

119 Andover - Areca Palm trees - The Board had determined that the arecas that were planted in the rear yard of 119 Andover without approval were to be removed. Upon receipt of notification the Owner requested further review by the Board based on his individual situation. All related documentation was located and reviewed. A motion to require the arecas be removed from the rear property was made, a second to the motion and unanimous vote by the Board. This Owner will be notified that the decision of the Board stands and the areca plants must be removed.

Playground equipment renovation - The playground equipment is in progress. Anticipated to be completed within a week.

Sidewalk & Curb Pressure Cleaning - The pressure cleaning is being completed on all sidewalks and curbs. The areas that have been completed look great.

Aerators: The aerator fountains are currently being completed. One is up and running and the other is waiting on electrical work to be completed. A bid was received on lighting the aerators. The cost to install lights for both units is 3,363.42 by Future Horizons. A motion to accept this bid was seconded and voted in favor by all. The lighting systems will be ordered.

Mulching of community - The installation of mulch throughout the community has begun and should be completed soon.

New Business:

A letter was received from the committee on train noise to request support from any community that is affected by the noise from the train tracks along A1A. It was determined that Cambridge is not affected by this and therefore would not partake in the petition. Send notification to the committee of this determination.

The next meeting of the Board will be July 17, 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