



Abacoa

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

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

MINUTES

The Board of Directors of Cambridge At Abacoa Homeowners Association, Inc. met on November 20, 2006 at 7:00 PM in the community center. Directors present were: Ryan Copple, Jim Sahnger, Ken Duke, and Marilyn Kigar. Mary Hester arrived later. Pamela Wynne represented Bristol Management Services, Inc. There were many residents present.

The meeting was called to order at 7:08 p.m. Meeting notice was posted, and a quorum of directors was present.

Secretary's Report: Minutes of the October 16, 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 October, 2006 meeting minutes, and photocopies of the minutes will be provided in the mailroom.

Special Guests: Abacoa POA Nominees for Election

The 5 Candidates for the Abacoa POA Board of Directors were invited to speak at our meeting. Five Candidates responded and four were available to appear. The candidates were allowed 5 minutes each to address the room and responded to questions. Cambridge has 5 of the 93 Voting Members who will select the APOA Board.

Treasurer's Report: Ken Duke reported the following: The October financial statement was briefly reviewed. Accounts receivable and pending collections actions were also reviewed. Three accounts were in for collection to the Attorney. Another account was requested to be sent for collection. The current financials reflect to be on budget. There were a few items to be reallocated on the expense report to reflect the correct accounts for the charges incurred. The financials will be updated.

Open Forum:

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

House numbers are still not replaced on many residences.

Landscape trimming in the berm is needed.

Benches need repair.

Violation letters continue to be sent on house numbers. The benches will be checked and corrected as needed. The berm will be reviewed for needed maintenance.



Abacoa

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

COMMITTEE REPORTS:

Reports were heard from the following committees:

Architectural Review - Mary Hester had one application for landscape. This application was approved on some items but not approved on certain items. A letter will be forwarded.

Social - Jim Sahnger reported that currently there are not activities planned, but may be considering something in the spring.

Community Center Rentals - There is currently two rentals scheduled in December.

UNFINISHED BUSINESS:

Playground Signage - The sign has been installed at the playground.

Hurricane Shutters - There are still some homes with shutters up. A review will be completed and violations will be sent.

NEW BUSINESS:

2007 Budget - The budget for 2007 was reviewed. There was discussion on what services were increased and how some were reduced. A motion to approve the 2007 Budget was made by Ken Duke, seconded and unanimously passed. The new quarterly assessments will be \$602 for Town Homes and \$685 for single family homes.

Landscape flowers - The annual flowers at the clubhouse and pool areas need to be replaced for the winter months. A bid was received from Valley Crest for \$2,985. A motion to approve was seconded, and unanimously approved.

The next meeting of the Cambridge Board will be December 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