



Abacoa

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

**Board of Directors Meeting
September 18, 2006 @ 7 p.m.**

MINUTES

The Board of Directors of Cambridge At Abacoa Homeowners Association, Inc. met on September 18, 2006 at 7:00 PM in the community center. Directors present were: Ryan Copple, Ken Duke, Mary Hester and Jim Sahnger. Marilyn Kigar was absent. Pamela Wynne represented Bristol Management Services, Inc. There were some residents also in attendance.

The meeting was called to order at 7:05 p.m. Meeting notice was posted, and a quorum of directors was present.

Secretary's Report: Minutes of the August 21, 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 August 21, 2006 meeting minutes, and photocopies of the minutes will be provided in the mailroom.

Treasurer's Report: Ken Duke reported the following: The July financial statement was briefly reviewed. Accounts receivable and pending collections actions were also reviewed. Three accounts were sent for collection to the Attorney. Letters have been sent from the Attorney. The current financials reflect to be on budget. There are anticipated expenses in the forth quarter of the year that will be reflected in the upcoming balances, such as back flow prevention.

Open Forum:

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

Hurricane shutters have not been removed from all residences. Questions were raised as to the allowed timeframes.

COMMITTEE REPORTS:

Reports were heard from the following committees:

Architectural Review - Mary Hester had one shutter application. This application was approved. An update on one pool installation found the fence installed and the pool is now progressing toward completion.

Social - Jim Sahnger reported there is currently no activity planned for the community. Consideration for a party before the end of the year was discussed. No immediate plans were finalized.



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

UNFINISHED BUSINESS:

Landscaping - The landscape of the community is in very good condition over all. Work orders are continuing to be addressed for individual needs. The jatropha trees planted along the walkways need to be monitored for proper staking. The cost to thin out and trim common area trees was estimated for use in the 2007 budget. A count of trees will be established to determine overall anticipated costs. One newly planted Oak tree that died is being replaced under warranty by Valley Crest.

Pool - The new chemical feeders being added to better distribute the chlorine to the pool are currently in the process of being installed.

Lease/Rental Rules - There were concerns raised about the usage of a property being leased that may not meet the requirements for occupancy being only by Tenant and Tenant's immediate family for residential purposes only. A letter will be sent to clarify these rules to the Owner.

NEW BUSINESS:

Pool - The janitorial service is recommending the pool chairs get a thorough cleaning. This would be additional to the regular services. The anticipated cost was given at \$250. The board discussed this work and determined the expense for the work was not to exceed \$150.

A sump pump is needed at the pool equipment to relocate excessive water during heavy rain periods. Currently, the water pools in the area and is causing damage to the equipment. An estimate will be requested.

Playground Signage - The Board requested that the Insurance Company be asked for direction on a sign at the playground. What are the appropriate statements to be made, if any? Upon guidance from the Insurance Carrier, the Board will act accordingly.

Aerator - The Aerator lighting kits that were installed will require maintenance on a regular basis. A price for this quarterly maintenance was received at a charge of \$800. The board requested a 2nd estimate and asked to determine if semi annual vs. quarterly would be sufficient.

Abacoa POA Turnover - Ryan Copple reported that the Abacoa POA will be turning over from the Developer to the Members on December 15, 2006. A new Board will be established for the POA. Each Abacoa Association has a voting right in this process. Cambridge, based on the number of units, holds 5 votes. The board agreed to be the voting members for the Association. Nominees are also being sought to run for the positions on the Board. Ryan will attend the next meeting unless unable to attend, he will request Jim Sahnger or Mary Hester to attend.



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The next meeting of the Cambridge Board will be October 16, 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