



**Abacoa**®

*ABACOA PROPERTY OWNERS' ASSEMBLY, INC.*

# **MINUTES**

**BOARD OF DIRECTORS MEETING**

**Tuesday, October 14<sup>th</sup>, 2010 – 11:30 AM**

**1200 University Boulevard, Unit 102, Jupiter, FL 33458**

**In Attendance:**

Peter R. Lippman, President, APOA      Brian Cich, Director, APOA  
Harvey Silverman, Treasurer, APOA      Beth Kelso, Executive Director, APOA  
Joe O'Connell, Secretary, APOA      Nader Salour, President, ADC

**Absent:**

Richard Rendina, Director, APOA  
Scott Hedge, Vice-President, APOA

- 1. Determination Of Quorum**
- 2. Call To Order & Proof Of Due Notice**
- 3. Approval Of Minutes Of September 14<sup>th</sup> Meeting:**
  - a. Motion:** Joe O'Connell moved that the minutes of the regular board meeting be approved as presented. The motion was seconded by Harvey Silverman and unanimously approved.
- 4. Treasurer's Report: See attached.**
  - a.** Mr. Silverman distributed copies of the 2009 audited financials.
- 5. Executive Director's Report: See attached.**
- 6. President's Report:**
  - a. Annual Meeting:**

Biographies are still required for Robert Burns and Lt. James Barrett.
  - b. Solicitation Ordinance:**

Religious institutions have an exemption from the permitting requirement of the town code as long as they are not soliciting for monetary gain.
  - c. Impact of new signage ordinance:**

Councilor Harrison noted the following:

    - i.** Wrapped vehicles may no longer be parked on public roadways.
    - ii.** Businesses that are well set back, are allowed larger signage for comparable visibility.
    - iii.** Way finding signs are now allowed inside large developments.

**d. Police Meeting:**

The Advisory Board now includes local fire department officials. Calls have increased over last year but the crime rate is down. Community awareness is a big help.

**e. Crown Theatre Site:**

We are unaware of any steps the owners of this property have taken toward its development or disposition. However, improvements are being made to the Town Center Phase 2 area in anticipation of G4S Wackenhut's grand opening in February.

**7. ADC President's Report: None**

**8. Committee Reports:**

**a. Community Architect: Chairman Joe O'Connell**

- i. There have been minor changes to several ongoing projects. Nothing controversial.
- ii. There is word that the charter school in Dakota is still on the table, but the CAC has not received any related submittals. There is some concern about the bus traffic routed to the backside of the property, adjacent to Mallory Creek homes.
- iii. Color change has been requested for medical buildings in Greenway.
- iv. The Institute for Healthy Living has submitted an amendment increasing the square footage of their proposed structure. The CAC has not yet reviewed it.

**b. Town Center Task Force: Jupiter Town Councilor Wendy Harrison**

- i. Proposed Alcohol Hours Ordinance: Councilor Harrison explained that the 90-day period designated by the Council is the last chance for the bars. Not only must they solve the issues relating to their businesses, but they must do it in a way that is sustainable.
- ii. Amendment 4 has had much opposition from local individuals and groups. There has also been substantial local support for passage of Amendments 5 & 6.

**c. Activities Program: See attached.**

**9. Old Business: None**

**10. New Business:**

**a. Changing Times and Locations of APOA Board Meetings:** The Board unanimously agreed not to alter the schedule at this time.

**b. NPBCID's Upkeep of Greenways:** Maintenance has declined significantly in recent months. The signage has finally been installed, but many pathways are overgrown, fence lines need to be kept clean and branches overhanging sidewalks need to be trimmed. Also a portion of fence is down between Osceola Woods and the undeveloped research area and requires repair.

- c. **CAC Inclusion of outside Parties in Deliberations:** After discussion, it was unanimously agreed not to alter the current process.
- d. **Abacoa Strategic Plan:** Beth Kelso explained that the process of developing a strategic plan for all of Abacoa has begun. On September 29<sup>th</sup>, an all-day conference was held, with 14 representatives of the various elements of the community. After identifying the importance of each entity and what role it plays in the greater Abacoa community, it was determined that the revitalization of Town Center, designated the heart of our community, was to be the top priority. To that end, a follow-up meeting with those immediately at interest in Town Center was held.

A group will now be assembled to write the strategic plan. The Executive Director observed that the enthusiasm at these first two meetings was infectious, with all the parts of Abacoa now ready to come together to create a shared future.

The Board shared insights as to the direction the strategic plan might take.

#### **11. Future Meeting: Dates, Times & Locations**

- a. November 17<sup>th</sup>, 6:00 PM – Annual Meeting at Abacoa Golf Club
- b. December 14<sup>th</sup>, 11:30 am - Board of Directors Meeting at APOA offices
- c. January 18<sup>th</sup>, 11:30 am - Board of Directors Meeting at APOA offices

**Adjournment:** There being no further business at hand, a motion to adjourn the meeting was made, seconded and unanimously approved.

Approved and accepted this 14<sup>th</sup> day of December, 2010.

By: \_\_\_\_\_

*Joe O'Connell*  
**Joe O'Connell, Secretary**

Treasurer's Report - @September 10, 2010

**Our financial condition remains excellent with adequate working capital at all times.**

**We have \$801K in CDR's accounts through Anchor Bank with varying short term maturities through 092911. at interest rates between .15% and 1.20%. We have sufficient cash available to meet any unforeseen emergencies.**

**We have 2 delinquent maintenance accounts as of September 30, aggregating \$426. Pursuant to established policy, Collection efforts are in process.**

**During the 2011 Draft Budget preparation process we carefully reviewed the current status of the 2010 Budget and projected Operating results to 123110. Assuming no unforeseen major event negatively impacting the 2010 Budget occurs, we estimate a year end Operating Surplus of about \$30K after applying \$50K to offset 2011 Member Assessments and a deferred charge for Signage Renovation.**

**Harvey Silverman**



*Property Owners' Assembly, Inc.*

**TO:** Abacoa Board of Directors  
**FROM:** Beth Kelso, Executive Director  
**DATE:** October 14, 2010  
**Re:** **Executive Director's Report**

- 1) Accidents: None!
- 2) Landscaping:
  - a. Meeting with ValleyCrest's Regional Vice President and his team two days ago. Personally overseeing our account. Has put a 30-day plan in action after which time, I will reevaluate their contract.
  - b. Fall annuals will be going in at the end of next week.
  - c. Plan to review all plant material and replace as needed by end of November.
- 3) Town of Jupiter has closed out the theatre demolition permit.
- 4) Two sets of flashing school cross walk signs were recently installed along Central Blvd at University and Dakota.
- 5) Turnover of Canterbury Place from the developer will take place October 26<sup>th</sup>.
- 6) Election Update:
  - a. Nomination submission deadline, November 1<sup>st</sup>.
  - b. Ballots will be sent to the Voting Members by November 15<sup>th</sup>.
  - c. Election Committee will meet on December 15<sup>th</sup> to count the ballots.
- 7) Trolley Survey results – 231 responded.

- 8) Russ Ruskay took position as new Business Development Director for Town of Jupiter. On October 1<sup>st</sup>, South Jupiter Park jurisdiction transferred from Park & Recreation to Public Works.
- 9) Alcohol Hours: Met with Russ Ruskay on Tuesday. Said the initial plan presented by the Town Center restaurants needed to be flushed out in greater detail and signed by all the owners. A meeting set with Mr. Ruskay, Lt Barrett, Town Center owners and I for next Thursday.
- 10) Community Garden at LifeSong Church – An official group of Abacoa?

**TO:** Abacoa Board of Directors  
**FROM:** Lindsey Janosky, Activities Coordinator  
**DATE:** October 14, 2010  
**RE:** Activities Report

Presently Working on:

-Meeting with Abacoa neighborhoods and researching effective methods of communicating with residents of each area throughout Abacoa. On several occasions, I have set up bulletin boards in mailrooms with an "Abacoa Activities Corner" headline which will showcase a calendar of events and promotional inserts and hopefully turn some heads while residents retrieve their mail.

-Starting the preliminary stages of the 4<sup>th</sup> of July planning in terms of theme, sponsorships, schedule of events, and parade participants. A meeting next week with Roger Dean and the Town of Jupiter will help us to collectively brainstorm about this event and how we can work together as a team to make this year's celebration bigger and better.

-Reinventing clubs and groups and am re-launching the run club, bike club, dive club, kids swim club, and doggie play group within the next month. I am still investigating some of the other clubs and looking for volunteers to help me re-start them. In order to do this, I have set up a:

-Volunteer Council Meeting on 10/26 at JJ Muggs from 6-7pm to recruit and rally together volunteers from each neighborhood to assist in clubs like the ones listed above, and to help with being an active voice in other events.

-Schedule of events for upcoming year for 2011.

-As an aside, I have journeyed out this last month and have made some wonderful contacts at Scripps, Max Plank, FAU, and the Lifelong Learning center to promote our Abacoa activities inside their organizations.

Upcoming events

- Movies on the Green on Friday, October 15 from 8-10 featuring Twilight: Eclipse. New vendors are going to be present and so will Robbie, the mascot from Roger Dean. One lucky winner will receive tickets to an upcoming baseball game.
- All Abacoa Happy Hour at Pineapples on Wednesday, October 20<sup>th</sup> from 5-7 with live music brought in just for the Abacoa group.
- Come Golf With Me on Wednesday, October 27 from 5-7 at the Abacoa Golf Club. Closest to the pin contest and a prize from Abacoa Golf Club to the winner.