



ABACOA PROPERTY OWNERS' ASSEMBLY, INC.

MINUTES

BOARD OF DIRECTORS MEETING

Tuesday, December 15th, 2009 – 11:30 AM

1200 University Boulevard, Unit 102, Jupiter, FL 33458

In Attendance:

Peter R. Lippman, President, APOA
Scott Hedge, Vice-President, APOA
Harvey Silverman, Treasurer, APOA
Joe O'Connell, Secretary, APOA
Richard Rendina, Director, APOA

Brian Cich, Director, APOA
Beth Kelso, Executive Director, APOA
Nader Salour, President, ADC

- 1. Determination Of Quorum**
- 2. Call To Order & Proof Of Due Notice**
- 3. Approval Of Minutes Of October 13th Meeting:**
 - a. Motion:** Harvey Silverman moved that the minutes be approved as amended. The motion was seconded by Joe O'Connell and unanimously approved.
- 4. Treasurer's Report:** See attached
 - a.** Reviewed & approved year-end projects to include painting of four bridges.
- 5. Executive Director's Report:** See attached
 - a.** Board member requested to have the Thryallis changed out along Parkside and Schoolhouse Roads.
- 6. President's Report:**
 - a. Annual Meeting:**

Consensus: Meeting ran too long. Next year social time will begin at 6:00 pm followed by the meeting at 6:30 pm plus an adjustment in the number of speakers. Attendance was gratifyingly over 200 residents.
 - b. Chris Kendrick Accommodation:**

Harvey Silverman said he has received many positive comments on Chris' performance, especially the Empty Nester's event at Canterbury Place.
 - c. Jupiter Police Department:**

The Police Advisory Board meeting was cancelled due to the extensive police investigation of the Merhige shootings.
 - d. Abacoa POA Annual Elections:**

The official counting of the ballots will be conducted this afternoon at 3:30pm by the Elections Committee.

e. New Parking Ordinance:

The new parking ordinance recently approved by the Jupiter Town Council will go into effect on February 10, 2010.

f. Vandalism:

Xpress has again caused problems on The Island. Flyers were taped to the mailroom walls and pool house door. The Island board has written a formal letter and may pursue legal action since this is a repeat offence.

g. Allen Donovan of Sign World:

Mr. Donovan repeatedly called Mr. Lippman on his personal phone to complain about being treated unfairly. An appointment was made to discuss the matter but Mr. Donovan never appeared.

h. Abacoa Community Newspaper:

The Abacoa December Master calendar omitted Christmas. It was suggested that in future the calendar note the beginning of Christmas, Hanukah and Kwanza instead of listing each day. The featuring of non-paid promotional articles concerning companies competing directly with Abacoa businesses is to be discouraged.

7. ADC President's Report:

- a. Town Council approved NOPC (Notice Of Proposed Change). They did not reinstate the 80,000 square foot option for the theatre site.
- b. Donald Ross: Landscape is completed. Agreement has been reached on the asphalt repair plan and work should begin shortly.

8. Committee Reports:

a. Community Architect: Chairman Joe O'Connell

- i. Nothing new to report.
- ii. Scott Hedge reiterated his support for the CAC process and emphasized that the CAC must make independent decisions and then report to the Board.

b. Town Center Task Force: Peter Lippman for Jupiter Town Councilor Wendy Harrison

- i. The corner sign requested by Wackenhut seems to overshadow the Abacoa directional signs. We might want to look at updating signs.
- ii. The first reading of the Briger plan will take place at Thursday night's Palm Beach Gardens City Council meeting. It is important that the APOA attend to assure that our concerns are addressed.
- iii. Jupiter Town Council will be officially accepting the public roads in New Haven at tonight's meeting. Councilor Harrison is considering recommending a similar, simplified process for the Town's assuming responsibility for all Abacoa roadways, with the exception of improvements such as pavers.

c. Activities Program: Chris Kendrick

- i. Since my last report we've had some very nice events including a well-attended Happy Hour at LeMetro, a nice lunch bunch at the Singer Island Resort, and a fun evening with the Empty Nesters at Canterbury Place. Last week the lunch bunch met at the new Japanese restaurant in Town

Center. Thanks to Tom Poulson, the Community Garden Club is really pulling together and doing their research to start their pilot garden next year.

We have a December Singles Soiree planned at Seasons 52 for the singles and a Holiday Mixer for the Empty Nesters at LeMetro. We'll also be helping to support the new Town Center restaurants with an All Abacoa Happy Hour at Pineapples in December and another one at Hokkaido's in January. The next lunch bunch in January will be at the Abacoa Golf Club.

Other events planned to encourage the residents to branch out as a group are a singles matinee and dining after the movies and a Poolside party at the Doubletree for all Abacoa residents. The Abacoa resident matinee is scheduled in January for La Cage at the Maltz Theatre. There is lots of fun coming up for children and families in January and February. A bus trip is planned to the Diva Duck Tour in City Place and a Doggie Mardi Gras and Bike Parade at Mallory Creek in February.

9. Old Business:

- a. **Web Site Update** – The website was delivered last Friday for us to review and request corrections. Ms. Kelso will forward its temporary address to the board for review and comment. Staff will be doing training sessions over the next two weeks. Much content still needs to be uploaded. Website is expected to launch on Monday, January 4th.
- b. **ArtiGras – “Abacoa Oasis”** – Plans for the Abacoa “Comfort Zone” are coming along well. APOA staff is working with the Chamber as to the type and extent of food and drink we may have in the tent.
- c. **Addendum to the Bristol Management Contract** –

- i. **Motion:** Brian Cich moved that the Bristol Management Contract be amended as follows:

“The above indemnification and hold harmless provisions shall also include, but not be limited to, any and all claims, costs, actions, damages, liabilities, and expenses, arising out of, or in any way related to, maintenance or lack of maintenance of tree trunks, tree branches, tree roots, sidewalks, driveways, pavement, landscaped areas, and/or any common areas.”

The motion was seconded by Richard Rendina and unanimously approved.

- d. **Resident Business Directory** – Beth Kelso reported a small profit this year, \$410, which includes the cost of an increase in the number of pieces printed from 4300 to 4600 copies. She commented that Rae Ellen Runge had done a superlative job.
- e. **Resident Directory** – Seabreeze expects to mail out the new directory in the February edition of the Abacoa News.

10. New Business:

- a. **Date of Next Annual Meeting** – Wednesday, November 17, 2010 was selected. Chosen venue is the Abacoa Golf Club. 6:00 pm social time. Meeting begins at 6:30 pm.

b. Approval of Windsor Park's Declaration Of Covenants, Conditions and Restrictions

Motion: Scott Hedge moved to codify the action taken by the Board via email to accept the Windsor Park Declaration of Covenants, Conditions and Restrictions. The motion was seconded by Joe O'Connell and unanimously approved.

c. Report on 12/14 Briger Meeting

- i. Commissioner Marcus held a meeting of all concerned parties, including Abacoa, on December 14th. The stair stepping of building heights on the two bioscience parcels along Donald Ross Road as well as a maximum building height of 150 feet was agreed to.
- ii. First reading before the Palm Beach Gardens City Council is December 17th and the second reading, January 14, 2010.
- iii. Confirmed that the development order requires the pro-rata reimbursement to the APOA of Donald Ross median landscaping maintenance costs.

d. Report on 12/14 CALEA Public Information Session

- i. Harvey Silverman delivered a positive statement regarding the high level of performance of the Jupiter Police Department.

e. Town Center Events – Revised Responsibility

- i. Town Center Master POA and Town Center Phase One POA are responsible for common areas in Town Center.
 1. Town Center Master POA must approve land use.
 2. Town Center Phase One POA is to handle the approval process for individual events
 - a. An application process is to be developed in conjunction with the Town Of Jupiter permitting process.
 - b. The event application is to include a fee for services as well as a deposit for damages.
 3. Town Center scenarios are still available
 4. Beth White & Stephanie Young are both interested in handling Town Center events as outside contractors.

11. Future Meeting: Dates, Times & Locations

- a. January 12th, 11:30 am - Board of Directors Meeting at APOA offices
- b. February 16th, 11:30 am - Board of Directors Meeting at APOA offices
- c. March 16th, 11:30 am - Board of Directors Meeting at APOA offices
- d. April 13th, 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 12th day of January, 2010.

By:


Joe O'Connell, Secretary

Treasurer's Report - @November 30, 2009

We remain in excellent financial condition with adequate working capital at all times. A check register and copy of the SunTrust statement has been provided to the Board.

We have \$725K in CDRS accounts through Anchor Bank with varying short term maturities through 021110. at interest rates between 1.1% and 1.9%. We have sufficient cash available to meet any unforeseen emergencies (hurricanes).

We have 3 delinquent maintenance accounts aggregating \$481. having a nexus in late fees. Established collection procedures have been initiated.

After adjusting for Deferred Expenses, and the allocation to reduce the 2010 Operating Budget Assessment (\$24K) we will finish with an Operating Surplus for 2009. The Surplus stems primarily from 1st Qtr. staffing vacancies (Activities Coordinator), less than budgeted energy costs, 4th Quarter planned expenditures, and lower than planned costs for utilities.

Harvey Silverman



Property Owners' Assembly, Inc.

TO: Abacoa Board of Directors
FROM: Beth Kelso, Executive Director
DATE: December 15, 2009
Re: **Executive Director's Report**

- 1) Changed the APOA's Registered Agent from Gary Fields to Beth Kelso.
- 2) Scott Hedge & Harvey Silverman famous for representing the APOA at the Abacoa Town Center's Green Market Grand Opening!
- 3) Accidents this past month:
 - a. One new accident 11/10
 - i. Reimbursement - \$1,055
- 4) Landscaping:
 - a. ValleyCrest contract executed 12/14/09
 - i. Turnover walk through scheduled for 12/30/09
- 5) New Town Center Manager – Jim Hanson (started November 30th)
- 6) Town Center additional police detail, Wednesday – Saturday, 11:00pm-3:00am, began December 9th.