



ABACOA PROPERTY OWNERS' ASSEMBLY, INC.

MINUTES

BOARD OF DIRECTORS MEETING

Tuesday, February 16th, 2010 – 11:40 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
Karen Golonka, Mayor, Town of Jupiter

Excused Absence:

1. **Determination Of Quorum**
2. **Call To Order & Proof Of Due Notice**
3. **Approval Of Minutes Of January 12th Meeting:**
 - a. **Motion:** Joe O'Connell moved that the minutes of the Organizational meeting be approved as submitted. The motion was seconded by Harvey Silverman and unanimously approved.
 - b. **Motion:** Joe O'Connell moved that the minutes of the regular board meeting be approved as submitted. The motion was seconded by Harvey Silverman and unanimously approved.
 - c. **Town of Jupiter Police Report: Chief of Police, Frank Kitzerow**
 - i. Thank you for the community's eyes and support: calling in suspicious items, locking cars, etc.
 - ii. Crime rate was down 5% in 2009 and that is in addition to the 19% decrease in 2008.
4. **Treasurer's Report:** See attached.
 - a. 12/31/09 financials were emailed to the board two weeks ago. No questions or comments were offered.
 - b. **Motion:** Harvey Silverman moved that the \$75,000. in deferrals from the 2009 operating surplus be approved as submitted and that the remaining \$21,139 of the 2009 surplus be placed into the Emergency Fund. The motion was seconded by Richard Rendina and unanimously approved.
5. **Executive Director's Report:** See attached.
6. **President's Report:**
 - a. Admirals Cove:

The President and the Executive Director were invited to meet with several of Admiral's Cove board members. They informed us that they will be supporting candidates in the upcoming election. We made clear that the APOA board has agreed to stay completely out of politics. However, this did open general relations.

- b. **Theatre Demolition:**
Demolition has begun. No conflict with ArtiGras and none anticipated with spring training baseball.
 - c. **Parking of Commercial Vehicles:**
Reminder that Ordinance 19-31 goes into effect on February 18th.
 - d. **Proliferation of Illegal Signs:**
More than 12 signs were dotted along the median of Main Street during ArtiGras. Need to determine what to do outside of Code Enforcement hours.
 - e. **Parking Solution for Town Center:**
Met with Chief Kitzerow. Determined the best way is to hire an off duty officer at \$40/hour, 1 to 2 times a month to enforce the 3-hour parking. Need to see if Town Center merchant representative would be interested in financing.
 - f. **Candidates Debate:**
After discussion, it was agreed that it would be a great service to the community for the APOA to host a candidate's debate to be open to the general public, have an unbiased moderator and involve all eight candidates.
 - g. **Recent Burglaries:**
Eight burglaries recently reported in the surrounding gated communities. Suspect a group called the Dinner Set Gang. A committee of the area's large-scale managers has been formed to help combat this problem and any future issues that may arise.
7. **ADC President's Report:**
- a. Donald Ross: County checking on final repairs. Project then complete.
 - b. Next month, gathering information for Abacoa's Annual Report. Need an update of the CAC's approvals to date.
8. **Committee Reports:**
- a. **Community Architect:** Chairman Joe O'Connell
 - i. Expecting updated plans for Windsor Park to include the new Allegro @ Abacoa.
 - ii. Opened a discussion on the cost of the CAC review process and the necessity of each phase. A cost spreadsheet was handed out. It was agreed to keep the process as is.
 - b. **Town Center Task Force:** Jupiter Town Councilor Wendy Harrison
 - i. The group hasn't met recently. However, police were hired for Wednesday thru Saturday, 11:00pm-3:00am. Problems are still ongoing.
 - ii. The Chabad review by Town Council was postponed until March 16th. Also, Council will be considering an ALF type research facility to go into the workplace area next to Scripps.
 - iii. Jupiter U starts March 18th with a workshop on how homeowners can take advantage of federal stimulus dollars. This will be followed by panel discussions on March 25th and April 8th and 22nd on topics of great interest to Jupiter residents. Please invite all of Abacoa to attend.

c. Activities Program: Chris Kendrick

- i. The new website has generated larger interests in several groups we were trying to start. We have enough participation to start a few walking groups as well as a scuba and snorkeling club. Last month, the Lunch Bunch met at the Abacoa Golf Club and will meet next week at the Sugar Cane Bistro. We had a nice Happy Hour at Hokkaido's and another successful get together for our Groundhog's Day Party at the Doubletree.

Doggie Mardi Gras had a lower attendance than I had hoped, but the participants had a wonderful time. We had a large group of "drive by" spectators.

We had two outings for the Diva Duck Tour and the Maltz Theatre for the performance of LaCage. The residents enjoyed the play and the special attention on the private back stage tour that followed. Our next scheduled outing is The Historical Tour of The Breakers. The tour is sold out and we have residents on a wait list.

I'm continuing to work with the business district and have recently met with several new Abacoa businesses including Carmine's and the new pharmacy in Bermudiana. I am being contacted by more and more businesses wanting to get involved in Abacoa. Much of this has been generated by our new website, our newspaper and the story in the Palm Beach Post.

Upcoming highlights include this Wednesday's Happy Hour at The Abacoa Golf Club, next week's lunch bunch at The Sugar Cane Bistro and the March lunch bunch at Carmine's.

9. **Old Business:** None

10. New Business:

- a. **APOA to Approve All Abacoa Events** – Discussion on the merits of the APOA getting directly involved with approving events within Abacoa. Brian Cich to confer with the APOA's legal counsel and report back to the Board.
- b. **Establish Reasonable Limits to the Extent and Detail of Response to Member Queries** – It was agreed that the Executive Director and staff are required only to respond in a reasonable manner to multiple requests and demands. They can discontinue communications at that point.

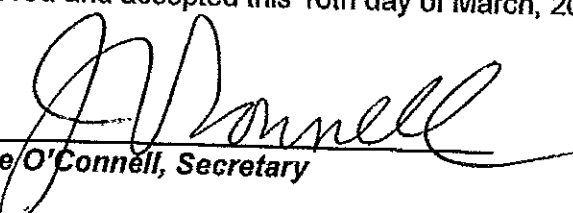
11. Future Meeting: Dates, Times & Locations

- a. March 16th, 11:30 am - Board of Directors Meeting at APOA offices
- b. April 13th, 11:30 am - Board of Directors Meeting at APOA offices
- c. May 18th, 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 16th day of March, 2010.

By:


Joe O'Connell, Secretary

Treasurer's Report - @January 31, 2010

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

We have \$726K in CDRS accounts through Anchor Bank with varying short term maturities through 070110. at interest rates between 1.1% and 1.5%. We have sufficient cash available to meet any unforeseen emergencies (hurricanes).

We have no delinquent maintenance accounts over 30 days.

After adjusting for several mis-coded items charged to expenses, or in one instance a bank account, rather than deferrals, we finished January with an Operating Surplus of \$11,243. The Surplus stems primarily from timing of actual incurred expenses v. Budget (Landscape Replacements, Holiday Lighting, etc...) and less than budgeted costs for Utilities.

The January Treasurers Report alluded to recommended Deferred Expenses from 2009 Operating Surplus for discussion at this meeting. I have distributed an analysis of our Deferred Expenses Account at 123109 and additional deferrals at December 31, 2009.

Harvey Silverman



Property Owners' Assembly, Inc.

TO: Abacoa Board of Directors
FROM: Beth Kelso, Executive Director
DATE: February 16, 2010
Re: **Executive Director's Report**

1) ArtiGras:

- a. Abacoa Oasis tent was very well received. Residents had a hard time finding us but once we put up directional signs, we had a steady flow.
- b. LeMetro, Pineapples and Tropical Smoothie provided free food samples each day, respectively.
- c. ValleyCrest provided the plant material for our Abacoa Oasis tent.
- d. 8 volunteers helped us greet our members.

2) Accidents this past month:

- a. 2 accidents along Central Boulevard. Both had insurance so should be reimbursed.

3) Landscaping:

- a. Yesterday, ValleyCrest replaced 21 dying Hollies, along New Haven Blvd, with Green Buttonwoods..

4) Abacoa Website:

- a. Since Launch: 6,196 visits / 4,157 unique visits
- b. Mailed 4300 Postcards – Received February 6th
 - i. 220 New Members / Over 5% response!!
- c. Residential: 1680
- d. Auxiliary: 91
- e. Commercial: 241

5) Abacoa Town Center Phase One: Seated new 3- person Board and approved new application process on February 1st.

6) APOA to approve all Abacoa events requiring a Town of Jupiter permit.