



**Abacoa**®

***ABACOA PROPERTY OWNERS' ASSEMBLY, INC.***

**MINUTES**

**BOARD OF DIRECTORS MEETING**

**Thursday, February 19<sup>th</sup>, 2009 – 11:30 AM**

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

**In Attendance:**

Peter Lippman, President, APOA  
Scott Hedge, Vice-President, APOA  
Harvey Silverman, Treasurer, APOA  
Joe O'Connell, Secretary, APOA

Brian Cich, Director, APOA  
Richard Rendina, Director, APOA  
Beth Kelso, Executive Director, APOA  
Wendy Harrison, Vice-Mayor, Town of Jupiter

- 1. Determination Of Quorum**
- 2. Call To Order & Proof Of Due Notice**
- 3. Approval Of Minutes Of January 15<sup>th</sup> Meeting:**
  - a. Motion: Harvey Silverman moved that the minutes be approved as presented. The motion was seconded by Brian Cich and unanimously approved.
- 4. Treasurer's Report:** See attached
- 5. Executive Director's Report:** See attached
- 6. President's Report:**
  - a. Peter Lippman and Beth Kelso met with Dan Beatty of NPBCID on Monday, January 19<sup>th</sup> to discuss the upcoming lake liner repair project. Low pond levels and subsequent wave action precipitates erosion of the edge soil, exposing the liner to the sun and causing it to degrade. Repairs will begin this summer with The Island and the Abacoa Golf Club being primarily affected.
  - b. Noted that DiVosta sent a letter officially notifying the APOA that the Crescent project had been terminated.
  - c. Opened discussion on the merits of putting together a Presidents Council. Mr. Lippman is to contact a sampling of Abacoa HOA presidents to discuss the possibility.
  - d. The Executive Director has asked for an objective performance evaluation. The Board will meet in executive session at its next meeting to discuss possible methods for implementing this request.

- e. **Traffic Enforcement:** We were recently informed by the Jupiter Police Department that they are unable to enforce Town laws on private roads without a letter of agreement between the relevant association and the Town of Jupiter. Harvey Silverman will coordinate with the Town of Jupiter and consult with APOA counsel as appropriate to clarify this issue and develop an appropriate agreement.
- f. Channel 63 has been further improved. Mr. Lippman suggested that all present acquaint themselves with the new material.
- g. Board requested a letter be sent to Treasure Coast Regional Planning Council in support of the points made by the Town of Jupiter in their insufficiency letter regarding the Briger DRI.

**7. ADC President's Report: Not in Attendance**

**8. Infrastructure Taxation Equity Issue:**

- a. Town Council Workshop February 12<sup>th</sup>. The Board agreed to issue a letter in support of the workshop's recommendation of turning over all of the private roads and related infrastructure of interested HOA's to the Town of Jupiter all at once. Where necessary, the Town would provide a payment plan covering the cost of bringing a community's roads, sidewalks and drainage facilities up to Town's standards.

**9. Committee Reports:**

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

- 1. Town staff no longer wants to be a party to 3-way charettes with the APOA and construction applicants. They prefer to keep both processes – the Town's and our CAC's – separate.
- 2. Allegro – Second submittal did not incorporate many of the committee's recommendations. Architects from both parties to work directly together to help the process along.

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

- 1. Councilor Harrison discussed and passed around handouts for the Jupiter U program and the Town of Jupiter's Annual Report.

**c. Activities Coordinator Task Force:**

- 1. Christine Kendrick was hired to begin on February 23rd. After discussion with the candidate and review of her resume, Directors' approval of Ms. Kendrick's appointment was unanimous.

**10. Old Business:**

- a. **Public Storage Landscaping:** Shawn Neiman of the Town of Jupiter, has advised us that a formal default citation would be sent out earlier this week. Public Storage would then have 10 days to complete the work or the fine levying process would be instituted before a magistrate.
- b. **Street Tree Trim Program:** Troy Holloway was unable to attend. Rescheduled for the March board meeting.
- c. **Water Retention Structure Update:** The Bubble-Up structures are part of

the storm water system for each neighborhood. Therefore, each neighborhood is entirely responsible for their upkeep. Any physical changes to the structures must be approved by Florida Department of Transportation (FDOT).

**11. New Business:**

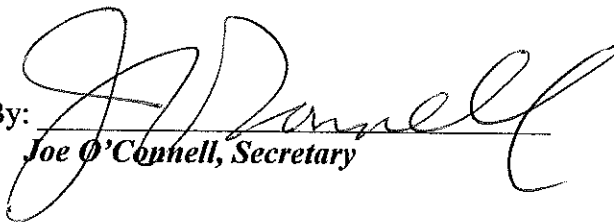
- a. **2009 Goals:** A compiled list of goals will be sent to each board member. Upon receipt, they will rate them in order of importance while segregating those with which they disagree. Beth Kelso will collect these lists by Friday, March 13<sup>th</sup>, collate the results and report at the March 19<sup>th</sup> meeting.

**12. Future Meeting: Dates, Times & Locations**

- a. March 19<sup>th</sup>, 11:30 am - Board of Directors Meeting at APOA offices
- b. April 16<sup>th</sup>, 11:30 am - Board of Directors Meeting at APOA offices
- c. May 19<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 19th day of March, 2009.

By:   
*Joe O'Connell, Secretary*

## Treasurer's Report - @January 31, 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 \$577K in CDARS accounts through Anchor Bank with varying short term maturities in 2009.**

**There are no delinquent accounts from the 4<sup>th</sup> quarter assessments. We have several Members who have not paid late fees aggregating less than \$200.**

**We finished January with Operating Income of \$8417, due primarily to staffing vacancies (Activities Coordinator), and revenue from the Abacoa Directory.**

**Sales of the Abacoa Directory have met projections and an analysis is included in the Board packages.**

**Harvey Silverman**



**Abacoa**®

*Property Owners' Assembly, Inc.*

**TO:** Abacoa Board of Directors  
**FROM:** Beth Kelso, Executive Director  
**DATE:** February 19, 2009  
**Re:** **Executive Director's Report**

- 1) Landscape/Irrigation:
  - a. Three accidents. One possibly paid through insurance.
- 2) Town Center
  - a. Jumby Bay garbage trellis – waiting for start date
- 3) Website Progress –
  - a. Sight design in progress
  - b. Professional photographer for consistent look
  - c. Gathering information from each entity
- 4) Resident Directory
  - a. Proof ready by week's end
  - b. Income & Expense Report / Balance Summary
- 5) Painting of entry features to commence shortly. Contractor - Coastal Painting.
- 6) ArtiGras:
  - a. Attendance up this year
  - b. Statistical and financial summary from Chamber in a few weeks.
- 7) Audit – Completed by mid March
- 8) Greenway:
  - a. Vegetation clearing in Jaega Tract is complete. Next reduction anticipated - east of Greenway/ south of Dakota. (Aprox. 1.5 acres)
  - b. Dry retention being mowed off Dakota / Jaega, and along IC Pkwy and Heights Blvd.
  - c. Adding gate on DRR for easy access during fire for Div. of Forestry
  - d. Regular cleanup program along Central Blvd. to be instituted
- 9) President's Council