



ABACOA PROPERTY OWNERS' ASSEMBLY, INC.

MINUTES

BOARD OF DIRECTORS MEETING

Thursday, March 19th, 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
Andy Lukasik, Town Manager, Town of Jupiter
Troy Holloway, Gentile, Holloway, O'Mahoney
Chris Kendrick, Activities Coordinator, APOA

1. Determination Of Quorum

2. Call To Order & Proof Of Due Notice

3. Ratify Changes Of Minutes Of January 15th, 2009 Meeting:

- a. (4C) The Executive Director and Mr. Silverman recommended the following allocation of the 2008 Surplus:

i. Abacoa Website	\$20,000
ii. Deferred Maintenance – Tree Trimming	\$ 5,000
iii. Deferred Maintenance – Painting	\$10,000
iv. Emergency Fund	Remaining Balance (\$54K)

Motion: Harvey Silverman moved that the recommended allocation for the 2008 surplus be approved. The motion was seconded by Joe O'Connell and unanimously approved.

4. Approval Of Minutes Of February 19th Meeting:

- a. **Motion:** Joe O'Connell moved that the minutes be approved as presented. The motion was seconded by Harvey Silverman and unanimously approved.

5. Treasurer's Report: See attached

6. Executive Director's Report: See attached

7. President's Report:

a. Sign/Tattoo World – Andy Lukasik, Town of Jupiter Town Manager

- i. Town staff had approved the Tattoo use in Town Center based on the Town's code. The MXD code does not directly address Tattoo services as a use, but *Section 27-7 Enforcement* – identifies similar uses as a group. Subsection 812199 *Other Personal Care Services* – identifies Tanning Salons and Tattoo Parlors as similar uses. Since Abacoa Town Center currently has a Tanning Salon, the similar use of Tattoo Parlor was accordingly approved.
- ii. The means to overturn this ruling is via the Jupiter Town Council.
- iii. Mr. Lippman noted that Counsel had advised that the APOA could issue further "Use" limitations beyond the Town's code, but that they could not be made retroactively effective.
- iv. **Motion:** Scott Hedge moved that a formal letter be directed to Woolbright discouraging Tattooing as a primary use in Town Center. The motion was seconded by Joe O'Connell. 5 yeas, 1 nay (Brian Cich).

b. Town Center Enforcement – Andy Lukasik, Town of Jupiter Town Manager

- i. Between midnight and 2am on St. Patrick's Day, the Jupiter Police Department was forced to move 32 of the Town's 41 police units to maintain order at Abacoa Town Center.
- ii. The Police Department has agreed to step up enforcement of related statutes.
- iii. The Town Council is also considering closing down Town Center bars at midnight if things don't improve quickly. The APOA board reiterated that reducing operating hours would probably not be fully effective without consistent enforcement by Jupiter Police of those statutes that bear upon public behavior and the use and transportation of alcoholic beverages.

c. Infrastructure Equity Issues – Andy Lukasik, Town of Jupiter Town Manager

- i. Presented some initial thoughts and will return to the next APOA Board meeting to elaborate and further discuss related issues.
- ii. Neighborhoods wanting the Town to take over their infrastructure must consider that the Town's maintenance standards may be different from those that currently apply. For example: TOJ often uses asphalt to make cement sidewalk repairs. Also, repair response to elevated sidewalk slabs from roots, etc. may not be as timely as desired. How these discrepancies can be realistically handled is up for discussion. Perhaps offering neighborhoods a few a-la-carte options for increased service levels may prove feasible.

d. Private Roads – Andy Lukasik, Town of Jupiter Town Manager

- i. Mr. Lukasik will be meeting with the Police Chief to establish the extent and limits of TOJ police enforcement of traffic laws on private roads that allow public access. He will update the Board at its next meeting.
- e. Thanks to Wendy Harrison for her thoughtful suggestion that the approved Marriott hotel put up informative signage in their lot across from Roger Dean Stadium to attract spring training business for next year.
- f. Graffiti found on the Crown Theatre was painted over by the Jupiter Police Department within 24 hours. Good job!
- g. Harvey Silverman presented a report explaining why the pond levels vary and what is being done to ameliorate the situation. See attached.
- h. President's Council – Still conferring with other Presidents
- i. Having the Town of Jupiter attach the APOA's Insufficiency letter along with theirs to the applicant is very encouraging.

8. ADC President's Report: No Report

9. Committee Reports:

a. Community Architect: Chairman Joe O'Connell

- 1. Allegro – Continuing communications. Very nice to work with but does not always follow through with agreed upon changes. However, progress is being made.
- 2. Greenwich/New Haven Resident's meeting – About 50 people attended to hear Don Hearing of Cotleur Hearing explain the proposed changes for Greenwich. Most of the questions were answered and the meeting ended on a positive note. Both the Greenwich and New Haven associations will be drafting letters expressing their concerns.

b. Town Center Task Force: No Report

10. Old Business:

a. Public Storage Landscaping: Shawn Neiman of the Town of Jupiter confirmed that the plantings were completed last week. A final walk through is scheduled for March 17th.

b. Street Tree Trim Program: Troy Holloway, Gentile, Holloway, O'Mahoney

- i. Oak trees should be minimum 12" caliper before first interior trim.
- ii. Oak tree interior trim maintenance should be scheduled every 5 years.
- iii. Oak trees should have 14 foot clearance of lower branches.
- iv. Magnolias don't need trimming at all. They don't generally do well here because climate not cold enough.
- v. Mr. Silverman wondered whether or not Oak trees can be replaced by less invasive trees. Mr. Holloway will look into the matter.

c. Law Enforcement on Private Roads:

- i. Harvey Silverman – We have been working with the Jupiter Police Department (JPD) and Town Counsel Baird, through our counsel and directly, to resolve the issue of JPD jurisdiction over all our road, public or private. The issue has been resolved with JPD having clear jurisdiction to issue citations on all Abacoa roads.

d. **2009 Goals:** Postponed until next meeting.

11. New Business:

a. Policy Regarding Charitable Contributions:

- i. Question: Should the APOA financially support charitable organizations? Yeah – Scott Hedge, Brian Cich, Richard Rendina. Nay – Peter Lippman, Harvey Silverman, Joe O’Connell. The matter is accordingly tabled.

12. Future Meeting: Dates, Times & Locations

- a. April 16th, 11:30 am - Board of Directors Meeting at APOA offices
- b. May 19th, 11:30 am - Board of Directors Meeting at APOA offices
- c. June 16th, 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 April, 2009.

By: _____

Joe O’Connell, Secretary

Treasurer's Report - @February 28, 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 through 08-13-09 at interest between 1.4 and 2.2%.

There is \$176. from 5 delinquent accounts related to late fees.

We finished February with Operating Income of \$11,671., due primarily to staffing vacancies (Activities Coordinator), and revenue from the Abacoa Directory.

Our 2008 Corporate Tax Return and our Florida Annual Report were timely filed in March. Copies are included in the Board packages. No tax was due.

Harvey Silverman



Abacoa®

Property Owners' Assembly, Inc.

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

- 1) Landscape/Irrigation:
 - a. Three accidents. Two reimbursed, one not.
- 2) Town Center
 - a. Jumby Bay garbage trellis – approved, contractor going for permit.
- 3) Website Progress –
 - a. Sight design in progress
 - b. Gathering information and developing database
- 4) Resident Directory – Completed / Broke even / Mailed yesterday 3-18
- 5) Painting of entry features completed tomorrow. Inspection next week.
- 6) ArtiGras:
 - a. Minor damage reimbursement received - \$1,708.43
- 7) Activities Progress – Chris Kendrick
 - a. Met with residential property managers and various residents to determine existing and desired activities.
 - b. Attending neighborhood board meetings to introduce herself.
 - c. Forming volunteer groups in each community.
 - d. Golf Club to host neighborhood outings each month.
 - e. Has developed a great relationship with Scripps.
 - f. Developing business plan to be presented next month.
- 8) Police Information:
 - a. Non-Emergency 746-6201
 - b. Recorded Neighborhood Message (Abacoa – 3 distracts) 745-8623 press 2
- 9) Bristol Day @ Roger Dean Stadium 4/11, 4pm Easter egg hunt, etc., 6pm game
- 10) Theatre Roof Repair?
- 11) Organizing PBC Film and Television Commission one-stop permitting process.
- 12) AG Holly Infectious Disease Hospital proposed for FAU Jupiter campus.