



Abacoa[®]

ABACOA PROPERTY OWNERS' ASSEMBLY, INC.

MINUTES

BOARD OF DIRECTORS MEETING

Tuesday, August 18th, 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
Wendy Harrison, Councilor, Town of Jupiter

1. Determination Of Quorum

2. Call To Order & Proof Of Due Notice

3. Approval Of Minutes Of July 14th Meeting:

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

4. Treasurer's Report: See attached

- a. It was unanimously agreed to accept the engagement letter from Rene & Associates to perform the 2009 audit – exercising option B.
- b. It was unanimously agreed to email the financials along with the agenda package in our effort to become more green and to decrease expenses.

5. Executive Director's Report: See attached

6. President's Report:

- a. **Demolition of Crown Theatre:** Mr. Rendina stated that –
- i. Unless a tenant can be found soon, the demolition will commence.
 - ii. Even if the building is demolished, Crown will still have to pay their share of the Phase 2 garage maintenance costs.
 - iii. A recently submitted NOPC includes the restoration of the original option of 80,000 sq-ft of retail use in place of the theater.
 - iv. Elimination of the existing structure may make selling the parcel easier.
- b. **Briger phase 2:**
- i. Emailed out a summary of the August 11th City of Palm Beach Gardens' Planning & Zoning minutes.

- ii. DRI is on fast track with final approvals expected by year end.
 - iii. Main concern is the allowance of 150 foot buildings along Donald Ross with only a 55 foot setback.
- c. **Town Center Parking:** Absence of a valet service was causing concern amongst some tenants. Woolbright to reinstate valet service. It was noted that the area on Main Street that has not been striped might be an appropriate area to locate the valet.
 - d. **Antigua Maintenance Assessments:** The Antigua Board had raised the question of whether or not they should be required to pay assessments to the APOA that they cannot collect from their residents. After several discussions and legal consultation, it was agreed that Antigua would continue to pay the quarterly maintenance assessments in full.
 - e. An NPBCID committee has been formed, with Nader Salour as a member, to consider the viability of decreasing the landowner seats to one and increasing the popularly elected seats by two. The corresponding vote is set for August 26th. Mr. Salour stated that this change should have little effect on Abacoa since NPBCID's primary role within our community is one of maintenance. However, it may adversely affect the balance between developer and residential interests in future developments. It was agreed that Mr. Silverman would attend the August 26th meeting and speak in favor of the apportionment of director seats.
 - f. FAU has instituted a new emergency warning siren, mandated by the State of Florida for the protection of those on campus.
 - g. **Jupiter Police Department:** While reported incidents at the beginning of 2009 were up over last year, as a result of a concerted effort by police and residents, Jupiter is now 5-10% below last year. Chief Kitzerow has also announced the expansion of the highly successful Citizens Advisory Group.

7.ADC President's Report:

- a. Final approval of the Donald Ross Road expansion is expected shortly.
- b. Filed a Notice of Proposed Change (NOPC) to the Abacoa DRI last week. Most notably:
 - i. Change in use for the undeveloped parcel in Greenwich
 - ii. Reinstating the originally authorized use for the theatre parcel of 80,000 sq-ft of retail.
 - iii. Postponing the construction of various turn lanes at Palm Beach County's request.

8.Committee Reports:

- a. **Community Architect:** Chairman Joe O'Connell
 - i. Next CAC meeting is set for Thursday, August 20th. Main items are Chabad Center, Greenwich turn lane and a presentation by the Institute of Aging, Life Science and Research at Abacoa.
- b. **Town Center Task Force:** Jupiter Town Councilor Wendy Harrison
 - i. A meeting is set for tomorrow to discuss a proposed amendment adjusting alcohol service hours within mixed use areas in Jupiter. This would include Town Center. All affected parties in Jupiter have been invited.
 - ii. Town Council will be addressing the proposed parking amendment at the council meeting tonight. Items of greatest discussion:

1. Reduce parking limits to 48 from 72 hours in any particular spot
2. Boat and trailer parking.
3. Alleyways – parking in non-defined spaces obstructing driver views.
4. Enforcement of illegal parking in travel lanes

c. Activities Program: Chris Kendrick

- i. Singles Club had an excellent showing at the Waterway Café. Next month will be a pedicure party at Topsy's Salon in the Bermudiana building.

The Doggie Play group also had a great response. The group is going to host a Doggie Petting Zoo so kids of all ages can come and play with the dogs for an afternoon.

Lunch Bunch is still going strong with a large response for this Thursday's Rooney's buffet. Pat Rooney Jr. will be joining us.

The Hibel Museum of Art hosted an excellent seminar for the Empty Nesters on how to write your memoirs. It was such a success a second class has been requested as well as an advanced class for those that were in attendance.

The Abacoa Bike Club (ABC) and the Abacoa Runners Club (ARC) had their kick off meeting. The ABC is open to all skill levels and will meet for rides on the first and third Sundays at 4pm and the second Friday at 4pm at Roger Dean Stadium. The ARC will start their run every Thursday, 6pm from Ultimate Speed here in the Innova Building.

Commercial interest in sponsoring and participating in events has been quite strong. Attendance at networking events has also yielded fruitful relationships.

9. Old Business:

- a. Theatre Roof Repair – Impending demolition has stalled this effort.
- b. Web Site – Distributed an initial template for the Home Page. While the design was well received, with several modifications suggested, it was requested that periodic updates be sent to the Board for feedback. The contract addendum to include the registration module at no additional expense was unanimously approved.

10. New Business:

- a. Jupiter's On-Street Parking Amendment (Discussed above)
- b. Temporary Sign Approval Process – Any signs to be posted within APOA's jurisdiction must be permissible under the Jupiter Town code and be approved by the APOA before being posted. Unauthorized signs will be removed.
- c. APOA Board Election Process –
 - i. The terms of directors Brian Cich, Scott Hedge and Harvey Silverman will be expiring and open to election.
 - ii. The Election Committee must be formed by mid-September. Mr. Lippman, as President of the Board, appointed Leslie Plump, Joan McMichael and Bob Putlock to the committee.

- iii. November 1st is the deadline for nominations to be received and to receive the names of the Voting Members.
- d. Boot Camp – An unauthorized exercise class called “Boot Camp” was found to be using the Town Center Phase 2 garage. Because of liability concerns to our residents, they were told to cease and desist.

11. Future Meeting: Dates, Times & Locations

- a. September 15th, 11:30 am - Board of Directors Meeting at APOA offices
- b. October 13th, 11:30 am - Board of Directors Meeting at APOA offices
- c. November 18th, 7:00 pm - Annual Meeting at the Abacoa Golf Club

12. Executive Session: Professional Fees

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

Approved and accepted this 15th day of September, 2009.

By: _____

Joe O'Connell, Secretary



Abacoa®

Property Owners' Assembly, Inc.

TO: Abacoa Board of Directors
FROM: Beth Kelso, Executive Director
DATE: August 18, 2009
Re: **Executive Director's Report**

- 1) Several minor accidents this past month – no accident reports / reimbursements.
- 2) Landscaping:
 - a. Hollies along New Haven Drive @ Schoolhouse Road have a disease. Looking into replacement options.
 - b. Oak tree hit by lightning on Central Blvd. To be replaced.
 - c. Annuals assessment – feasibility of changing to perennials.
- 3) Donald Ross landscaping & irrigation complete. APOA has resumed maintenance duties.
- 4) Estoppel Disclaimer – notification to buyers when sub-association is delinquent.
- 5) Abacoa Business Directory / Commercial contacts – Rae Ellen Runge
- 6) Approval to email financials along with the Agenda package to save on printing.