



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

**MINUTES**

**BOARD OF DIRECTORS MEETING**

**Tuesday, June 24, 2008 – 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

David Carrillo, Director, APOA

Beth Kelso, Executive Director, APOA

Wendy Harrison, Town of Jupiter Councilor

Steve Inglis, President, Bristol Management, Inc.

**Absent:** Richard Rendina, Director, APOA – Nader Salour, President, ADC

**1. Determination Of Quorum**

**2. Call To Order & Proof Of Due Notice**

**3. Approval Of Minutes Of May 22<sup>nd</sup> Meeting: *Motion:*** Joe O'Connell moved that the minutes be approved as presented. The motion was seconded by Harvey Silverman and unanimously approved.

**4. Roger Dean Special Events Presentation – Joe Pinto:** Request the Board's approval for a full circus on November 3-5. Board approved with the request that all animals and noise items such as generators be situated as far as possible away from residential areas.

**5. Treasurer's Report:** See attached

**6. Executive Director's Report:** See attached

**7. President's Report**

- a. Update on the abacoa.com email disruption.
- b. Discussed implications of sale of land by Pulte to Crescent.
- c. Agreed to hold the APOA grand opening reception in the first or second week of September.
- d. Reiterated that NPBCID will have four board seats available at the next election.
- e. Conveyed Gary Fields' advice that the MRTA act exists to extinguish "stale" restrictions on property. Under the act, restrictions (such as the governing documents of an HOA) must be renewed each 30 years, or they are extinguished. The APOA's articles must be reviewed by 2027.

**8. ADC President's Report: Absent**

**9. Committee Reports:**

**a. Community Architect:**

- i. Reviewed the findings of the CA committee's June 19<sup>th</sup> meeting regarding: Town Center Drive angled parking, Courtyard Marriott hotel and the proposed Pulte/Crescent plan.
- ii. Discussion ensued regarding determining a formal process for review and approval by the committee and the Board. Gary Fields will be consulted.
- iii. **Motion:** Joe O'Connell moved that "At this moment, the Board opposes the Crescent plan as proposed pending Gary Fields' guidance". The motion was seconded by Scott Hedge and unanimously approved.

**b. Town Center Task Force:**

- i. No meetings. Phase one parking still being worked out by the effected parties.
- ii. APC meeting tomorrow to discuss the planning of a Welcome Center.

**c. Activities Director Task Force:**

- i. Survey responses representing 2200 units all favored an Activities Coordinator. All agreed to some level of funding except one which wanted user funded activities only. 1100 units express no interest in allowing their clubhouses to be used.
- ii. Discussion of the skill sets required of this position and the type of activities desired. Need to develop a basic budget for both.
- iii. **Motion:** Joe O'Connell moved "To empower the Executive Director to engage the services of an Activities Coordinator with the Board's approval of the final choice". The motion was seconded by Scott Hedge and unanimously approved.

**10. Abacoa Community Survey 2008 – Mary Beth Hartman**

- a. Peter Lippman reviewed the findings.

**11. Old Business:**

**a. Greenway Vegetation Reduction – Tom Poulson**

- i. Harvey Silverman introduced the topic by discussing the recent fire in the greenway that came within about 150 feet of Osceola Woods.
- ii. Tom Poulson – Explained the pros and cons of prescribed burns and other vegetative reduction techniques. He advocated severe vegetative reduction along with judicious use of controlled burns.
- iii. Steve Inglis pointed out the various liabilities attendant to a burn, controlled or otherwise, adjacent to existing buildings.
- iv. The Board directed that a formal notice be sent to the NPBCID requesting a meeting to discuss this issue.

**b. ArtiGras - Dennis LaBarbera, Susanne Neve, Stewart Auville**

The Board voted in favor of approving the situation of ArtiGras within Abacoa in 2009. The ArtiGras (Chamber of Commerce) representatives agreed to help the APOA Treasurer reach a more detailed understanding of the event's finances. The Chamber will also consider sponsoring several Abacoa events in the coming year.

**12. New Business:**

**a. Delinquency Process**

Recommendation to consult with Gary Fields on our options in handling past due accounts. Also, to review our documents for the existence of an acceleration clause.

**b. Accident Follow Up:**

Agreed, in this particular case, not to pursue compensation for damage caused by the Indian Creek Parkway accident. The insurance company declines responsibility on the basis that the vehicle had been stolen prior to the event.

**c. Membership In The North Palm Beach Chamber of Commerce:**

The Board voted unanimously to seek APOA membership in the North Palm Beach – Tequesta Chamber of Commerce.

**13. Future Meetings: Dates, Times & Locations:**

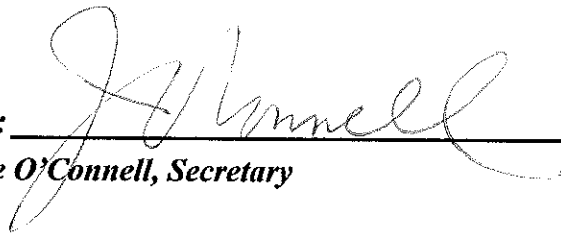
- a. August 7<sup>th</sup>, 11:30 am - Board of Directors Meeting at APOA offices
- b. September 11<sup>th</sup>, 11:30 am - Board of Directors Meeting at APOA offices

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

*Approved and accepted this 7<sup>th</sup> day of August, 2008*

By: \_\_\_\_\_

*Joe O'Connell, Secretary*



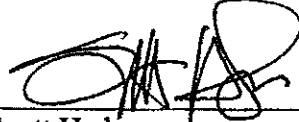
## REMOVAL AND REPLACEMENT OF DIRECTOR

In accordance with Section 3.1.4 of the By-Laws of Abacoa Property Owners' Assembly, Inc., a Florida corporation not for profit (the "Assembly"), the undersigned, constituting a majority of the Directors elected by the Class "B" Voting Members of the Assembly, do hereby remove A. David Carrillo as a Director and elect Brian C. Cich to replace him as the third Director acting on behalf of the Class "B" Voting Members.



Richard M. Rendina

Dated: July 9, 2008



Scott Hedge

Dated: July 10, 2008