



ABACOA PROPERTY OWNERS' ASSEMBLY, INC.

MINUTES

BOARD OF DIRECTORS MEETING

Tuesday, August 7, 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
Richard Rendina, Director, APOA

Brian Cich, Director, APOA
Beth Kelso, Executive Director, APOA
Wendy Harrison, Town of Jupiter Councilor
Steve Inglis, President, Bristol Management, Inc.
Nader Salour, President, ADC

- 1. Determination Of Quorum**
- 2. Call To Order & Proof Of Due Notice**
- 3. Introduction of New Board Member – Brian Cich, Rendina Companies**
- 4. Approval Of Minutes Of June 24th Meeting:** 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. National Night Out Against Crime – Excellent esprit, but limited turnout.
 - b. Brigger Tract – Suggest that Town Council look into:
 - i. Move bulk of the commercial district nearer to Hood Road.
 - ii. Solicit financial support for Donald Ross improvements as well as future mass transit opportunities.
 - c. Brian Miller and Barack Obama have opened offices in Town Center.
- 8. ADC President's Report:**
 - a. Donald Ross project ahead of schedule. Contractor's quality of work is good.
 - b. The NPBCID is preparing a presentation to the APOA and ADC outlining options for repairing the lake liners.
 - c. The 2008 Annual DRI Report is complete and submitted to the Town.

9. Committee Reports

a. Community Architect

i. Chairman Joe O'Connell:

1. Gary Fields counseled that projects before the CAC should be judged purely on demonstrable criteria.
2. The CAC approved the hotel project with minor changes.

ii. New Member Considerations

1. **Motion:** Joe O'Connell moved to "Approve the acceptance of Rick Gonzalez and Marie York as members of the Community Architect Committee". The motion was seconded by Richard Rendina and unanimously approved.

iii. New Policy and Guidelines

1. In order to be placed on the agenda, all submittals to the CAC must be received at least two weeks prior to the meeting date.
2. A new fee schedule to cover expenses is now in use.

iv. Proposed Crescent Project – July 22nd Meeting

1. CAC denied the Crescent project based on the following concerns: horizontal length and type of building, very small apartments (<650 sq-ft), lack of alleyways, traffic pattern and parking irregularities.
2. Crescent representatives asserted that the CAC's objections "weren't anything they couldn't fix." To this end, the CAC will hold a pre-meeting with Nader Salour and Town staff on August 11th to prepare for a 3-way charette on August 12th with Town staff and Crescent.

b. Town Center Task Force: Wendy Harrison

- i. Next meeting scheduled for the fall.
- ii. September is the budget meeting for the Town. 25 positions are being eliminated, half of which are already vacant.
- iii. "Inside Jupiter Government" is a new program, facilitated by the Lifelong Learning Center that will allow citizens to understand the inner workings of the Town.
- iv. Abacoa Partnership for Communities has obtained a grant and is planning to open an educational center highlighting Abacoa and New Urbanism. They are looking for an appropriate site within Abacoa.

c. Activities Coordinator Task Force

- i. Interviews are currently underway. Final candidate will be presented at the next board meeting.

10. Old Business

a. Greenway Vegetation Reduction – NPBCID meeting August 19th, 10am

- i. Harvey Silverman, Beth Kelso and resident Tom Poulson to attend.

b. Delinquency Process:

- i. **Motion:** Harvey Silverman moved to "Adopt the following schedule for delinquent payments to include an annual interest of 18% (1.5% per month), \$25 late fee, prevailing accounting fees and all legal fees and collection costs. Additionally, all accounts delinquent over 16 days are referred to council for collection."

- 1st of each quarter – Payment due*
- 5th of each quarter – Grace period to receive by mail
- 6th of each quarter – Send delinquency letter, COD or hand delivered,
giving notice of 10 days to pay outstanding balance
- 17th of each quarter – Refer to council for collection if payment not received

* Late fees begin to accrue as of the 1st if payment not received by the 5th grace period.

The motion was seconded by Richard Rendina and unanimously approved.

11. New Business

a. Website – GoAbacoa.com

- i. It is contemplated that the new APOA web site will have a real estate section allowing for realtors to post their listing(s) for a fee. Until then, a program needs to be developed where we can add hyperlinks from our site to the provider for a fee.

b. Set Annual Meeting Date: November 12, 2008

c. Update Community Signage

- i. Need to update signage to remove “movie” and add “hotel” as well as possibly add a few more sign locations in the north side of Abacoa. Also, allow for a changeable sign feature so specific events can be highlighted.
- ii. Board approved concept – requested proposed budget and location map.

d. Charleston Court – Golf Course Sidewalk and Alleyway Concerns

- i. Following discussion, it was concluded that any actions relating to the use of a specific community’s alleyways should be taken by its own HOA.

12. Future Meetings: Dates, Times & Locations

- a. September 11th, 11:30 am - Board of Directors Meeting at APOA offices
- b. October 16th, 11:30 am - Board of Directors Meeting at APOA offices
- c. November 20th, 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 11th day of September, 2008

By: _____

Joe O'Connell, Secretary