



ABACOA PROPERTY OWNERS' ASSEMBLY, INC.

MINUTES

BOARD OF DIRECTORS MEETING

Thursday, September 11th, 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
Beth Kelso, Executive Director, APOA
Wendy Harrison, Town of Jupiter Councilor
Nader Salour, President, ADC

Excused Absence:

Brian Cich, Director, APOA

1. Determination Of Quorum

2. Call To Order & Proof Of Due Notice

3. Approval Of Minutes Of August 7th Meeting:

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

4. Treasurer's Report: See attached

- a. **Motion:** Richard Rendina moved to "Approve the 2009 Budget as presented". The motion was seconded by Joe O'Connell and unanimously approved.
- b. Peter Lippman confirmed that he delivered the matured CD from Washington Mutual to Anchor Bank.

5. Executive Director's Report: See attached

6. President's Report:

- a. Political Signs – posted maximum 30 days prior to election on right-of-ways, excepting private property.
- b. Brigger DRI - Discussed probable impacts on Abacoa.
- c. Cole Brothers Circus – has been cancelled due to negative response from community about animal treatment accusations. Cole Brothers refutes those claims.

- d. Jumby Bay Trash Enclosure – Woolbright has requested approval to install a lattice and landscaped enclosure instead of the cement structure originally contemplated. Board approved with the expectation that it would be completed by the end of the year.
- e. Special Events code revision was approved by the Town of Jupiter. This allows for Roger Dean Stadium to have two auto sales events per year.
- f. Police – Doing super work. Have had vandalism in two communities. Juvenile residents have been arrested. Noted that 75 of 75 auto break-in incidents have been encouraged by unlocked cars or leaving valuables in plain sight.
- g. Parking – Plan to set up a meeting with Town Council, police, APOA and the public to determine a solution to the parking enforcement along Main Street. Nader also noted that the overnight parking ban in the garage is not being enforced.
- h. Discussed The Vintage's collection problems and how that might impact the APOA.
- i. Boca Tanning Infringements – Concern regarding bikini clad vehicles placed around Bermudiana.
- j. MacArthur Campus Master Plan – There has been some concern voiced over the projected placement of a new FAU parking garage.
- k. Roundabout Revolution – More communities are now using the roundabout system to aid in traffic flow and safety.

7. ADC President's Report:

- a. Since FAU is part of the Abacoa DRI, we need to make sure that the FAU Master Plan's drainage plan complies.
- b. Donald Ross is all ripped up. Project is making good progress.
- c. Waiting for NPBCID's lake liner plan. Meeting planned for next week.

8. Committee Reports:

a. Community Architect

i. Chairman Joe O'Connell:

1. The CAC held a pre-meeting with Nader Salour and Town staff on August 11th to prepare for the 3-way charette on August 12th with Town staff and the Crescent team. After an initial stand-off, the ideas began to flow and possible solutions were suggested.
2. After the charette, Rick Gonzalez met twice with the Crescent team to work out the details. Crescent hopes to have a second presentation ready for the CAC in about a month.

b. Town Center Task Force: Wendy Harrison

- i. Parking is still an issue throughout the community and we continue to work on resolving the issues.
- ii. The Town's budget for the fiscal year beginning October 1 is 7% less than the current year budget and includes eliminating more than 20

positions. The actual millage rate increased but the revenues from property taxes remained steady because values decreased overall. The impact varies on property owners, as those still assessed below market value at about \$271,000 and above will have an increase in their taxes versus last year.

- iii. The Town's reimbursement to Abacoa for median maintenance remains the same at \$200,000 and was not increased or decreased.
- iv. The report from the Transit Oriented Development Charette in January is complete and will be presented to the Town Council soon. I will be meeting with residents of New Haven prior to the Council meeting to discuss the report.
- v. The Holiday Boat Parade is coming up to Jupiter for the first time this year, which is a good thing. The parade will turn around in front of the Jupiter Lighthouse and require traffic diversion from opening the bridges at Donald Ross and Indiantown Road. The Town is looking for sponsors to help support the parade as there are costs to having it up here. I will send out information to Beth so that she can forward it to APOA Board members.

c. Activities Coordinator Task Force

- i. RaeEllen Runge was introduced to the Board. It was noted that all information gathered in the activities management process should not be copied or used for non-POA business.
- ii. **Motion:** Harvey Silverman moved to "Accept RaeEllen Runge as our new Activities Coordinator". The motion was seconded by Richard Rendina and unanimously approved.

9. Old Business

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

- i. Tom Poulson and John Moore to put together:
 - 1. A vegetation/fuel load reduction plan
 - 2. Experimental approach to enhance gopher tortoise habitat
- ii. Sam Payson to:
 - 1. Provide schedule/time line and associated costs for current vegetation/ fuel load reduction plan, determine if increased funding is required to maintain minimum standards and suggest how it can be funded annually.

10. New Business

a. APOA Board Election Process

- i. Seats up for election: Residential – Peter Lippman and Joe O'Connell. Commercial – Richard Rendina.
- ii. Election Committee Meeting, comprised of the Presidents from each district, will meet on October 23rd at 6:30pm.
- iii. Letters will be mailed requesting each district to submit their voting members by November 1st.
- iv. Interested candidates must submit their information by November 1st.
- v. Ballots must be returned to the APOA offices by 2pm, December 15th.

- b. Roadway/Equity Issue:** Resident Ray Suarez is in favor of the Town of Jupiter taking over the roads within the neighborhoods. He requested that the APOA board look into this issue and determine their position on the

matter.

11. Future Meetings: Dates, Times & Locations

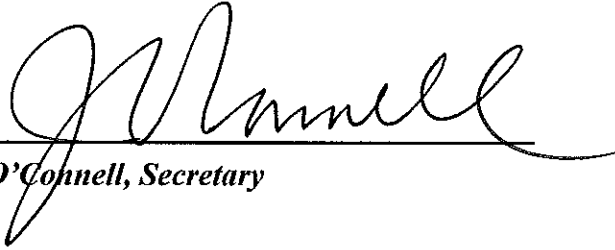
- a. October 16th, 11:30 am - Board of Directors Meeting at APOA offices
- b. November 20th, 11:30 am - Board of Directors Meeting at APOA offices

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

Approved and accepted this 16th day of October, 2008

By: _____

Joe O'Connell, Secretary

A handwritten signature in cursive script, appearing to read "Joe O'Connell", written over a horizontal line.