

**ABERDEEN PROPERTY OWNERS ASSOCIATION
VILLAGES OF THE EAST ABERDEEN COMMITTEE
FEBRUARY 2, 2008**

Irving Alpert, Chairperson, called the meeting to order at 9:00 a.m.

PRESENT: Irving Alpert, Moorings David Lovit, Isles
David Guss, Landings Mary Underwood, Harbours
Ralph Hochman, Coves Bob Eckstein, Shores

Mildred Mitchell will now be replaced by Mary Underwood to represent the Harbours.

Bob Eckstein announced this will be his last meeting as he will be moving at the end of March. He explained that he will miss everyone, and this is one of the best Boards he has ever been on. He will only be ten minutes away if needed.

MEETING MINTUES: Irving Alpert asked a question regarding the Painting Reserve. David Lovit informed he did not receive a clubhouse report with his set of minutes. Ralph Hochman made a motion to approve the previous meeting minutes as presented; David Lovit seconded the motion; all were in favor.

FINANCIAL REVIEW: Ralph Hochman handed out a spread sheet on a few income and expense items. He informed the committee everything with an income and an expense should be on one (1) line item. There should be six (6) line items instead of eight (8), which would simplify things, as well as help with next years' budget. Lisa suggested Ralph, Irving and herself meet with the bookkeeper before moving forward with this item to ensure no issues will develop.

PRESIDENTS REPORT: Irving Alpert thanked Bob Eckstein on behalf of the East for all of his efforts on this Board.

COMMITTEE REPORTS

CLUBHOUSE REPORT – David Hirsh handed out and read his report. (Report attached)

Irving Alpert asked the committee members to go back to their Board members to inform them of the attorneys' letter regarding new HOA laws. Bob asked if he may remain on the email mailing list. David Lovit informed there have been errors in the newsletters, and suggested someone other than the Board should proof read the newsletter before it goes to the printer. Irving Alpert asked David Hirsch what contracts he has so far. David informed he booked up until the end of October.

POOLS/FITNESS CENTER – Paul Stabile informed another cup holder was broken, everything else is going well. Paul spoke with the technician regarding the treadmill hand holders which keep getting broken, and the tech informed it is not being done during normal use, and someone must be placing something heavy on them. Someone is also tightening the adjustment bolt, but it has been repaired. Discussion took place regarding this on-going issue.

Paul Stabile also informed the committee that the heat pumps at the pools are working great, the water is being maintained at 80 degrees, and everyone is very happy with it.

David Lovit informed he has lost a member of his committee, and Herb Foxman will fill the spot. David and Herb are currently working on a projected plan for 2008.

Ralph Hochman spoke on the mirrors in the clubhouse restrooms. The dampness on the back of the mirrors are causing black dots to develop. It would be a major expense to replace them; therefore this item should be tabled.

David Lovit gave a report on the refurbishment of the clubhouse chairs. He suggested all the chairs should be sent out at once, and the chairs from the other room should be brought into the card room until the other chairs are done. Ralph informed the vendor only gave a price on the labor, and not the material. The price is now up to \$95 per chair. Ralph has one more vendor he wishes to speak to and will have figures at the next meeting.

Ralph Hochman questioned the replacement of the broken stove in the kitchen. Irv asked if new permits will need to be obtained. Discussion took place on insurance liability. Ralph informed the stove was originally grandfathered-in, and is only for heating food, not for cooking. Ralph will have exact figures for replacement at the next meeting.

Ralph informed David's computer is very slow and needs to be upgraded. Lisa asked if Irv Foxman can look at the computer.

Discussion took place regarding the pigeon issue. Ralph is looking into something other than spikes, as the pigeons are now nesting on top of the lights. He is still investigating this item.

Irving asked Paul about repairs needed on the coping at the pool. Paul will obtain a price to repair.

MANAGERS' REPORT – Lisa Teets gave her report. New water restrictions are in place and everyone should go back to their HOA's to ensure the irrigation contractor change the time clocks to the appropriate settings. Fines will range to \$10,000. Lisa informed the committee that plantings should not be installed at this time, but mulch will be installed around the clubhouse, where the annuals were removed.

The Landings fountain is up and running, the pumps are run twelve (12) hours per day. There are currently problems in the lakes, but they are being treated. Lisa spoke on the gate at the bridge, which Lake Worth Drainage District will be repairing.

David Lovit discussed the decline in real estate. He also informed next month will be his last meeting.

OLD BUSINESS

Irving spoke on the rowing machine, and whether it should be thrown out or not. There was a question on liability for the machine. Lisa will check with the insurance company and report back to the Board.

David Lovit informed there is no money in the 2008 budget to support the brunches, the line items was removed. Discussion on this item took place. Irving suggested to wait and see how this brunch goes before planning the next one.

Irving Alpert spoke on the computer room. He asked who is responsible for the room as the computer club no longer exists. Lisa suggested a committee be formed to care for the room. Irving will speak to Herb Foxman on this item.

Irving informed there was an issue with parking at the last show. Discussion took place on how many people the clubhouse can hold. Lisa suggested to notify owners to carpool for the shows and to put it on channel 63. Irving suggested also putting that information in the newsletter

NEW BUSINESS

Irving spoke on new clubs being formed, and the proper procedures. A chairperson from the snowbird committee requested permission for her club to be formed. Irving informed we will take it under advisement and get back to her. The singles club chairperson requested permission for her club to be formed. Discussion took place on these clubs.

Irving informed the Theater Wing was looking for a way to cover their expenses. Discussion took place on this item Each group should cover their own costs.

GOOD AND WELFARE

Paul Stabile thanked Lisa for having the berm along the E3 canal cleaned up.

An owner informed there is a piece of rubber edging at the E3 canal that needs to be removed.

Same owner asked if David Hirsch provides a profit and loss statement each month, and why hasn't he made it available to the public. Lisa requested David to have it available in his office each month after the East meetings.

Same owner informed there was a fire hazard at last months' show, there were only two (2) isles available for people to get in and out from. Irving asked Lisa to find out if the permit is posted in the other building.

An owner informed mildew is forming under the awning at the pool, and needs to be cleaned.

An owner spoke on property values.

An owner informed the sprinklers were on last Sunday and she saw a broken head.

With no further business needing to be discussed, the meeting was adjourned at 10:45 a.m.

Respectfully Submitted,

Joyce Martelli

Joyce Martelli, LCAM
Recording Secretary