

**ABERDEEN PROPERTY OWNERS ASSOCIATION
VILLAGES OF THE EAST ABERDEEN COMMITTEE
APRIL 30, 2008**

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

PRESENT: Irving Alpert, Moorings
Lee Fils, Isles
Ralph Hochman, Coves
Bernie Todrin, Landings
Mary Underwood, Harbours
Doris Zobal, Shores

MEETING MINTUES: **Ralph Hochman** made a motion to approve the previous meeting minutes as presented; Lee Fils seconded the motion; all were in favor.

FINANCIAL REVIEW: **Irving Alpert** questioned line items on the financials. Lisa Teets explained what the expenses were for and told Irving that she would get him a G/L breakdown of the expenses. Irv reiterated the importance of sticking to the spending of money for budgeted items only for the rest of the year.

CHAIRPERSON REPORT: **Irving Alpert** reported the following amounts have been approved to be transferred from the East Emergency Reserve; \$7500.00 to interconnect pipe reserves, \$5000.00 to painting reserves, and \$4000.00 to tennis courts.

COMMITTEE REPORTS

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

POOLS/FITNESS CENTER – Paul Stabile presented a proposal in the amount of \$3270.00 from Keystone Pools for the maintenance and cosmetic work to be done at the Landings and East Clubhouse pools. The Isles pool is in good shape and does not need any work done. \$10,000.00 has been budgeted for pool repairs and so far only approximately \$1000.00 has been spent. Work on these pools would begin within the next 1-1/2 months. It will take approximately 2 weeks for the job to be completed.

Paul reported that he has made numerous phone calls to Gym Source regarding the servicing of the exercise equipment. They seem to have poor customer service and are very hard to get a hold of to get a tech out to the property to take care of the machines. It was suggested to look into a new service company when the current contract expires.

HOUSE COMMITTEE: **Ralph Hochman** reported that all current projects are proceeding as scheduled. Irv suggested looking into having the floors in the kitchen and fitness room stripped and re-waxed. Ralph will look into having this done.

LANDSCAPE COMMITTEE: **Doris Zobal** reported that the tree trimming in the East Amenity will take place in approximately 3 weeks. We are still waiting until June to see if plantings can be put in.

MANAGERS' REPORT – Lisa Teets reported that the bridge repair work has been completed. Aberdeen did not have to pay for anything. Lake Worth Drainage repaired the bridge. The POA has signed the Comcast Cable contract. Around the beginning of September, Comcast will send out a letter to all homeowners giving them a scheduled date as to when they will be at the clubhouse ballroom to pick up their HD TV boxes. Comcast plans on meeting with all community presidents to explain all of the services they will be receiving.

OLD BUSINESS

Pool deck repairs – Mary Underwood made a motion to approve the proposal presented by Paul Stabile to repair the Landings and East Clubhouse pool decks. **Ralph Hochman** seconded. All were in favor. Motion passed unanimously.

Long Range Planning- The invoice for the repair of the a/c unit in the fitness center was presented. It cost \$551.00 for labor only to service the unit, parts were covered under warranty. Proposals for service maintenance agreements were also presented. All proposals were looked over and discussion took place. It had been decided to table the vote until the next meeting.

Irv mentioned that David Hirsch's computer upgrade work had been done. The cost for the upgrade was around \$74.00.

NEW BUSINESS

Clubhouse Generator- A resident asked the committee to look into purchasing a generator for the East Clubhouse for homeowners who have to keep their medications refrigerated in the event of a storm. Lisa advised this would be a liability. Discussion was dropped.

Irv reported that the POA has mentioned the purchasing of a projection screen. The price of the screen would be around \$2000.00 in total. This cost would be split between the East and the West. Ralph Hochman made a motion to allow the POA to purchase a projection screen, but not to exceed the cost of \$2000.00. Doris Zobal seconded. All were in favor.

GOOD AND WELFARE

A homeowner suggested that on the corner of Le Chalet and Parkwalk stones be put in due to the sod continuously being torn up by cars running over it. Lisa said she would look into seeing what could be done.

Lee Fils suggested it be made mandatory for all clubs to have to clean up after their events.

Irving mentioned that a member of the East Committee has requested a special session after the meeting.

Mary Underwood mentioned that the shrubbery located on Jog and Le Chalet be looked at, there are bare spots. Lisa will have this looked in to.

Bernie Todrin suggested putting up a sign for people who walk their pets and don't pick up after them. Irv asked David Hirsch to put a reminder in next month's newsletter and to site the name and number of the ordinance.

A homeowner mentioned that the lakes are full of weeds. Lisa will have Jerry meet with the homeowner to walk the lakes and inspect.

Doris mentioned that if there are any homeowners who need to keep their medication refrigerated after a power outage to contact their CERT representative and they could assist them.

With no further business needing to be discussed, Irving made a motion to adjourn the meeting at 10:50 a.m.; Lee seconded the motion; all were in favor.

Respectfully Submitted,

Kristine Elliott
Kristine Elliott, LCAM
Recording Secretary

