

**ABERDEEN PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MARCH 10, 2008**

Marty Gelerman, President, called the meeting to order at 3:30 p.m. The date and time of this March Board Meeting was held to accommodate our special guest, Congressman Robert Wexler. Roll call was taken. Minutes were reviewed and accepted as submitted.

**PRESIDENT'S REPORT:**

**BRISTOL LAKES** – There are still five additional depositions to be scheduled. We are attempting to set up a trial date at the end of 2008 or early spring of 2009. A mediation meeting was held with the homeowner who has not joined the Club. Suit has been filed against him, and he is suing his Title Company. He is also negotiating a possible solution with Michael DiPietro.

**COMCAST CABLE CONTRACT** – Our present contract with Comcast Cable expires in December 2008. Marty Gelerman explained that the committee met for five months with a number of cable companies. We have agreed, in principle, to all monetary issues for a seven-year agreement. Our attorneys are now reviewing the legal document.

**GATEHOUSE** – Marty Gelerman stated that the Board voted to take down the gatehouse. He explained that a vendor hit the gatehouse and an insurance claim has been submitted. We have already received a check for \$7,000 but we believe that more insurance money will be forthcoming.

**RECLAIMED WATER** - Reclaimed water for Aberdeen West will begin no later than June 30, 2008. There is no installation cost to Aberdeen for this project.

**WACKENHUT/SHERIFF'S CONTRACTS** – Marty Gelerman stated that we are considering whether or not we wish to continue using Wackenhut for our Security protection or change to the Palm Beach Sheriff's office.

**CONGRESSMAN ROBERT WEXLER:**

Congressman Robert Wexler entered the ballroom. After shaking hands with many of the 300 residents that came to meet him, he went on stage to speak to us.

Cong. Wexler outlined the options we may have relating to the fact that the Florida Democratic votes were not counted in the primary elections. Another primary vote would cost millions of dollars. The audience interacted with the Congressman and was quite vocal insisting that many Florida winter residents will not be here in June nor would residents be inclined to re-vote for the second time. Cong. Wexler stated that he is meeting with the Democratic National Committee to attempt to solve this problem. He will insist that Florida be represented. Cong. Wexler assured us that the problems of the voting machines we had 8 years ago will not occur again. At the next

presidential election in November, all of the counties in Florida will be using the same optical scanning machines.

Cong. Wexler spoke at length about our foreign policy. His statements were articulate and of extreme interest to the audience. His discussion on prescription drugs, social security, Medicare and problems relating to the senior audience was extremely informative and of utmost importance.

Many questions were then raised and answered by the Congressman. His entire presence exuded excitement and enjoyment by the audience. In addition, Cong. Wexler showed his enthusiasm and pleasure in the fact that so many people came out to see and hear what he had to say. Everyone agreed that the 90 minutes meeting with him was time extremely well spent.

ELECTION – Before the election for POA Directors, Mr. Gelerman announced that our present Secretary, Bob Eckstein, is leaving Aberdeen and thanks and praises was afforded to him for the many years he has given to Aberdeen. The following nominees were announced:

PRESIDENT – Marty Gelerman  
VICE-PRESIDENT – Myrna Rosoff  
SECRETARY – Doris Zobal  
TREASURER – Marty Weissman

As there were no other nominees from the floor, Secretary Bob Eckstein, cast one vote for the group of nominees that have graciously accepted their jobs.

**FINANCIAL:** Marty Weissman – Report attached

**COMMITTEE REPORTS:**

ARB – No report

BEAUTIFICATION EAST – Doris Zobal stated that we used red mulch instead of planting flowers as water restrictions are still in effect.

BEAUTIFICATION WEST – No report

CABLE COMPANY & HIGH SPEED INTERNET – Murray Iseman explained that the Committee has been reviewing the new contract with Comcast. Comcast will supply two free cable boxes to each resident. We will get eight HBO stations, Digital music and Video-on-Demand. They will, on request, also install the cable boxes free of charge. If a resident wishes to rent additional boxes, the cost will be \$3.90 a month for up to three additional boxes. After five boxes, the cost will be \$6.50. If residents are currently receiving a digital package, when this new package goes into effect, it will be the resident's responsibility to contact Comcast to reduce their payment. Mr. Iseman stated that TV sets will continue to broadcast without these boxes, but only for the next couple of years. He also stated that there are other issues for his

committee to discuss with Comcast in order to give us the best possible deal. No contract will be signed until all items have been addressed.

C.E.R.T. – Dick Fernandez announced that a new training session will take place on March 25, 2008 in Aberdeen. An additional session will be held on April 7<sup>th</sup> outside of Aberdeen.

COBWRA – Dutch Kass reported that a \$250 fine would be imposed on anyone violating the water restrictions.

HEALTHY LAKES – Jerry Solomon stated that the present project at Ashford will be completed in the next few weeks.

INSURANCE – Marty Gelerman reiterated that we did get \$7,000 from the insurance company as a result of the hit by a vendor on the gatehouse.

LEGAL – No report

RECLAIMED WATER – Lew Doctor said that we will get a 30-day notice as to when the reclaimed water will begin.

SECURITY – The Board members were told to refer to the “POA Security Proposal and Analysis”, prepared by the Treasurer, which was enclosed in their packet. Marty Gelerman spoke about the meetings that the individual HOA’s have been having. He said that we have already voted that we do want to have Security. He recommended that delegates speak again to their Boards about obtaining security from the Sheriff’s office. He spoke about the lack of service from Wackenhut. Using the Sheriff, the extra cost per resident for 40 hours per week is \$.10/month and \$1.28/month for 56 hours/week. He stated that the Sheriff’s office is a totally different service than Wackenhut. A discussion ensued on the pros and cons of retaining the Sheriff’s office.

COP – No report

SIGNS – No report

WEB SITE – Lew Doctor reported that the first draft of the web site is being reviewed. He estimated that we are likely to have a web site up within a month.

VILLAGES OF EAST ABERDEEN – Irving Alpert – No report

OLD BUSINESS – No report

NEW BUSINESS – A Motion was proposed and seconded that Financial Amendments be made as follows:

1. Change the reserve nomenclature on the Balance Sheet regarding Reserve Liabilities as follows:

- The word “Contingency” shall be deleted and replaced with the words “Emergency Maintenance.”
  - The words “Storm and Wind” shall be added to the “Reserve Funds Hurricane.
2. Pursuant to Florida Law Subsection 720.303 (6), the POA Board herewith agrees to partially waive the capital reserve and/or deferred maintenance provision requirements as provided in said Subsection, and, herewith, authorizes the monthly funding of such capital and deferred maintenance accounts. The Statute states:

“Once reserves for capital expenditures and deferred maintenance are provided in the budget, the reserves accounts must be fully funded, unless the lot owners, upon a majority vote at a meeting, a quorum is present, provides for no reserves or partial funded reserves.”

This motion was passed.

The meeting was adjourned at 6:05 p.m.

Next Meetings – Advisory Meeting – March 27, 2008

POA Meeting – April 3, 2008

Respectfully submitted,

Charlotte Kahn