

**ABERDEEN PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FEBRUARY 7, 2008**

Marty Gelerman, President, called the meeting to order at 9:00 a.m. Roll call was taken. Minutes were reviewed and accepted as submitted.

Marty Gelerman then introduced Sheriff Ric Bradshaw. Sheriff Bradshaw spoke about the two biggest issues he has been facing in Palm Beach County. They are homeland security and gangs. At the present time, Sheriff Bradshaw is on the Executive Board of the various task forces and has obtained money for improving homeland security. He is concerned about aliens entering our country illegally. The Sheriff knows the Atlantic Ocean offers easy access for intruders, and there is always danger of terrorist action. Task forces have been created to prevent gang crime and violence. The Sheriff has requested a substantial budget to help in this area. Sheriff Bradshaw conducted a question and answer session.

Major Michael Veccia was then introduced. The POA is considering contracting with the Sheriff's Office for security at Aberdeen. Major Veccia explained contract deputies are very well equipped to deal with any criminal situation. He presented the costs for the service. If we are satisfied with 40 hours a week for a full time deputy sheriff, the cost would be \$120,000 a year. This will be five 8-hour days. The days could be rotated. If we wish, we can have a deputy for additional hours (permit deputy) at \$42.00 per hour. This would equate to \$154,000 for 8 hours per day, 7 days per week. This could be used on an "as needed" basis. A question and answer period followed.

Our next guest was Tom Horne from Comcast Cable. Murray Iseman explained that the POA cable committee has reached a tentative agreement with Comcast. It would be a seven-year contract, and the first year would cost \$24.95/month/resident. The retail price (which would apply to non-Aberdeen residents) is \$71.95/month and includes 2 cable boxes, 8 HBO channels, 140 total channels, video on demand and digital music. Residents may rent a 3<sup>rd</sup>, 4<sup>th</sup> or 5<sup>th</sup> cable box for a rate of \$3.90 per month, with the Club, East Clubhouse, Activity Center & Fitness Center being provided by Comcast as "courtesy". Tom Horne then conducted a Question and Answer period.

**PRESIDENTS REPORT:**

Marty Gelerman announced that the March POA meeting will be held on March 10, 2008 at 3:30 p.m. to accommodate our guest speaker, Congressman Robert Wexler. Therefore, no POA meeting on Thursday, March 6, 2008. There will also be an election of officers at the March 10<sup>th</sup> meeting. If anyone wishes to be nominated, they were directed to call Campbell Management before that date.

BRISTOL LAKES – Bristol Lakes' attorney wants to schedule five additional depositions. The Court will not assign a trial date while depositions are pending.

COMCAST CABLE – There will be a motion made under Old Business.

GATEHOUSE – The POA presented an engineering and structural inspection that concluded the gatehouse is "not up to the standards and laws of The South Florida Building Code", and is "unsafe to inhabit." With respect to the recent damage to the structure, it was deemed unadvisable and cost prohibitive to repair since this is a wooden structure with extensive rotting. A legal opinion from

the POA attorney affirms the authority of the POA to demolish the structure. A motion will be made under Old Business (see below).

RECLAIMED WATER – There is a possibility that reclaimed water will be available earlier than June.

TELEPHONE DIRECTORY – Telephone Directories have been printed and delivered. They are ready for distribution by the various villages.

WACKENHUT CONTRACT – This will be discussed under Old Business.

**FINANCIAL** – Report attached

**COMMITTEE REPORTS:**

ARB – No report

SIGNS – Steve Grosky reported on the status of the Country Club wall and sign at the entrance on Le Chalet. The Club is negotiating with three commercial contractors. Three bids have been submitted.

BEAUTIFICATION EAST – Doris Zobal stated that a decision was made not to do any planting at this time because of the severe water shortage.

BEAUTIFICATION WEST – No report

CERT – Dick Fernandez stated that there were insufficient candidates for the in-house training session. Training is readily available at other locations.

COBWRA – Dutch Kass said that more than 200 homes will be developed on Lyons Road. The medical building on Jog Road is definitely being built.

COMMUNICATIONS – Elaine Boderman stated that Channel 63 is up and running. The POA Press will be out in March.

HEALTHY LAKES – Jerry Solomon said that Ashford is the next community, based on need, for remediation of its lake erosion.

INSURANCE – Lenny Epstein stated that we are insured for the damage of the gatehouse and a claim has been filed.

LEGAL – Myrna Rosoff stated that each HOA must adhere to the water restrictions and is liable for any fines resulting from failure to do so. Fines can be upwards of \$5,000. When we have 100% reclaimed water, we will not have these restrictions.

RECLAIMED WATER – Lew Doctor reiterated that once we have 100% reclaimed water, there will be no restrictions.

SECURITY/COP – Riki Kass stated that there have been numerous meetings regarding our security situation. She recommends that we contract with the Sheriff's office for forty hours a week, and with permit deputies for an additional 16 hours a week, for seven day coverage.

A motion was made and seconded that the POA discontinue paid security. It failed.

Motions were proposed:

1 - To terminate the relationship with Wackenhut.

2 – To contract with the Palm Beach County Sheriff’s Office.

3a – To contract with the Palm Beach County Sheriff’s Office for \$120,000 per year, with the option of additional hours at the rate of \$42.00 per hour.

3b – To contract with the Palm Beach County Sheriff’s Office for 40 hours plus 16 hours per week, at a cost of \$154,000 per year.

Directors were advised to discuss the above motions with their boards, and be prepared to vote at the next meeting. Marty Gelerman will send e-mail to each Board member stating the above figures.

WEB SITE – No report

VILLAGES OF EAST ABERDEEN – No report

**MANAGER’S REPORT:**

Lisa Teets stated that a vote must be taken to approve Ashford as the next site for lake erosion treatment. The money is already in the budget.

**OLD BUSINESS:**

As Ashford is the next village with the most lake erosion, a motion was proposed and seconded that the lake erosion be treated. The motion was unanimously passed.

A motion was proposed and seconded that we accept the contract offered to us by Comcast Cable, provided that it contains everything as agreed. This was unanimously passed.

A motion was made, seconded, and passed that we remove the gatehouse.

The meeting was adjourned at 11:05 a.m.

Next Meetings – Advisory Meeting – February 28, 2008  
POA meeting – Monday, March 10, 2008  
3:30 p.m.

Respectfully submitted,

Charlotte Kahn

