

**ABERDEEN PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
April 3, 2014**

President Dick Fernandez called the meeting to order at 9:00 a.m. Meeting is being recorded. Roll call was taken and a quorum was established.

Minutes from 3/6/14 were reviewed and accepted.

**SECURITY:** Captain Murray reported that there has been a drop in burglaries throughout the district. The Sheriff's office, along with Boynton Beach Police, have saturated the eastern part of the district which has resulted in numerous arrests for drugs and burglaries. Several gang members have been identified and are being watched. Deputy Zemlin reported that a new policy states that all calls must go through PBSO. All calls need to be registered and recorded at PBSO. He assured the POA that this will not hamper response time. There were 39 case numbers assigned during month of March, of which 32 were false alarms and 4 burglaries. There were 3 burglaries and 1 attempted burglary.

**ADVISORY:** Dick Fernandez announced the new Advisory Board members and asked for a motion to accept the new board. David November made the motion and Pat Brown 2<sup>nd</sup>, the motion. The vote was taken and board was approved with nay votes from Cambridge and Bristol Lakes.

**“PRESIDENT’S ADDRESS TO POA BOARD OF DIRECTORS AT THE APRIL 3, 2014 POA BOARD OF DIRECTOR’S MEETING:**

Last night, it was brought to my attention that Aberdeen Golf & Country Club, Inc. has filed a Declaratory Judgment lawsuit in which the POA is a named defendant.

It is my understanding that the Club's lawsuit contends that the contemplated Declaration Amendment would, if passed, affect both the East and West Aberdeen Communities and that; therefore, a two thirds vote of the POA Board in favor of the Amendment is required for the Amendment to be legally effective.

Based upon this lawsuit being filed it would not be prudent or appropriate to have the POA Board of Directors vote on the contemplated Declaration Amendment prior to the Court deciding the manner in which the Amendment needs to be approved so it will be legally effective. Accordingly, I do not plan to include the POA Board's vote on the POA's Agenda until such time as the Court rules on the issues raised in the Club's lawsuit.

**FINANCIAL:** Lisa Teets read the financial report for absent Alan Feller. As of the financial dated 2/28/14 reserves amounted to \$1.3 of which approximately \$358,000.00 is in cash. By the time hurricane season is in full swing we should have \$850,000.00 in cash. Operating expenses for first 2 months of this year was approximately \$10,000.00 under budget.

**LEGAL:** Ed Heller reported that the ARAMM case is scheduled for June and the Harris case is still in arbitration

**COMMITTEE REPORTS:**

Since all committees are new there is not much to report

LAKES- Jerry Solomon introduced Gene Brown as his assistant. The Sterling Lakes project is scheduled to begin on 4/28/14 with an 8 week completion date. Please make sure all homeowners in your association, who have their pools draining to the lakes, change the drain to go towards the street. Pool draining into the lakes is causing erosion.

COBWRA –Myrna Rosoff encouraged Board members to attend the HOA certification course on April 10, 2014 at the East Clubhouse. Lennar will be building single family and multi resident homes east of Abel’s Nursery. Lennar has agreed to decrease the size of the community and has given up their rental rights, allowing only private rentals.

COMMUNICATIONS- Elaine Boderman reported that channel 63 is back on with some issues remaining in the East but working fine on the West.

CABLE—Marty Gelerman reported that while they are still meeting with both companies they are leaning toward Comcast’s triple play package. There will be a presentation at the May meeting so that all reps will be informed prior to making reports to their Boards as to the package and voting procedure. Comcast is offering fiber optic wiring at a cost of approximately \$3,500.00 per home which they will absorb. The re-wiring will take approximately one year to complete. Part of the agreement is to have Cable turned off on foreclosed homes and not charging the POA for those units. However, delinquent homes may have cable turned off but POA will still be charged for those units.

**VILLAGES OF THE EAST REPORT-** Rose Romano reported that pavers are being sealed and new pool lounge chairs have been ordered.

**MANAGER’S REPORT** - Lisa Teets reported that Carp fish have been released on the East and West, but to certain lakes only. Whitefly treatment has been completed. Plans for installing new landscaping on Aberdeen Drive & Le Chalet are being studied and tree trimming will be scheduled for the end of June.

Meeting adjourned 9:55 AM

Next Meetings – Advisory Meeting – April 24, 2014  
POA Meeting – May 1, 2014

Respectfully submitted,  
Maria A. Ingrassia