

**ABERDEEN PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**September 4, 2014**

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

Dick Fernandez introduced guest speaker Congressman Ted Deutch from the 21<sup>st</sup> district. Congressman Deutch addresses the board about the work he and his colleagues are doing in congress and several concerns concerning the events in the Middle East.

Minutes from 5/1/14 and the special Comcast meeting on 5/29/14 were reviewed; David November makes a motion to accept and Joe Francis 2<sup>nd</sup> the motion. Minutes accepted.

**SECURITY:** Dick Fernandez introduces Chris Keane who is the new captain for PBSO district 6. Captain Keane reports that 3 burglary groups were apprehended during the summer month, and are continuing to work with residents to lower the burglary rate. Deputy Zemlin reports that residents are still not locking their cars and not setting their home alarms. In May there was a burglary in the Isles where the intruders stole the homeowner's vehicle, police were able to track the car and suspects were apprehended.

**PRESIDENT:** Dick Fernandez asks that the board review the 2 page document in the packet regarding emergency power given to Homeowner association boards during an emergency situation. Please forward this document to your board for their review.

**LEGAL:** Dick Fernandez reports for the absent Ed Heller, that the POA and the Plaintive in the Mandatory Membership law suit have been court ordered to meet for mediation. The Leslie Harris case is still ongoing after 7 years.

**FINANCIAL** Alan Feller reports that the reserve balance as of 7/31/14 is \$1,368,360.06 The \$169,236.55 unfavorable to budget are expenses that are covered by reserves. The balance of the financial along with the proposed 2015 budget were reviewed. Please bring the proposed budget back to your board for review, vote to approve 2015 budget will take place on the October 2<sup>nd</sup> meeting

**CABLE COMMITTEE:** Marty Gelerman reports that the new Comcast contract has not been signed as of this date. There are still some unresolved legal issues on both sides. Existing contract expires on 10/31/15 at that time if there is no new contract is in place the POA will either go to a new provider or homeowners will have to get cable on their own. Dick Fernandez states that the POA has to make sure the community is protected before signing the contract; no work is being done until contract is signed.

**COBWRA:** Myrna Rosoff reports that there is a lot of proposed building from W Boynton to Loxahatchee Preserve. Developers are making deals with Big Farmers. Paperwork is being filed to change zoning of several areas.

**ARB:** Jack Shilling reports that there were 6 ARB's approved during the summer months, mostly for hurricane protection.

**DIRECTORY:** Julie Forster states that she needs contact information for each association directory rep. All changes and additions to the 2015 directory are needed by 11/30/14 so directories can be sent to print by 12/15/14. Directory website: [ABERDEEN.TELEPHONE.DIRECTORY@GMAIL.COM](mailto:ABERDEEN.TELEPHONE.DIRECTORY@GMAIL.COM).

**LAKES:** Lisa Teets reports that the G O tubes were completed at Sterling Lakes at the end of May. In a letter received from Civil Solutions the 5 foot buffer previously requested at the perimeter of the lakes has been reduced to a 3 foot requirement; however the 12" height remains in effect.

**COPS PROGRAM:** Alex Forster reminds everyone that our garage remotes and GPS directing us back home are in our cars, so please lock your doors.

**SIGNS:** Steve Grosky reports that there will be 2 new signs on Le Chalet across from Aberdeen Drive where the new plantings are located.

**MANAGERS REPORT:** Lisa Teets reports that the tree trimming is almost complete. The landscape work on Aberdeen Drive has been started but is not complete. The monument project on the corner of Gateway and Jog is underway. Holiday lights will be lit the day after Thanksgiving. The storm culverts at the Harbors are damaged. Anchor Marine will send down divers to determine extent of damage. The cleaning of sidewalks has begun on the West and will continue to the East when the county has finished with the paving.

**VILLAGES OF THE EAST:** Rose Romano reports that all is well. Project to repair tiles in front of buildings was voted on and approved, will begin shortly.

**MANAGEMENT CONTRACT:** Campbell Property Management employees were asked to leave the meeting at which time the terms of the contract were reviewed and voted on. Alan Feller made a motion to accept the Campbell new 3 year contract extension, Myrna Rosoff 2<sup>nd</sup> the motion. After a discussion the vote was taken and passed unanimously. (as reported by Dick Fernandez).

Meeting adjourned 10:00 AM

Next Meetings – Advisory Meeting – October 1, 2014  
POA Meeting – October 2, 2014

Respectfully submitted,  
Maria A. Ingrassia