

ABERDEEN PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 5, 2015

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 02/05/15 were reviewed; David Rinsky made the motion to accept the minutes, Al Wolfson seconded the motion minutes passed.

SECURITY: Captain Chris Keane reports that South Florida leads the nation in identity theft do not give any personal information over the phone. Government agencies do not call, so if you received a call from a government agency it is most likely a scam. Deputy Zemlin reports that there were 26 case numbers assigned in February, of which 13 were false alarms, 11 individual concern and 2 resident burglaries. The 2 burglaries, in the Landings and Cambridge were no alarm calls.

LEGAL: Ed Heller reports that the ARAMM vs. POA case from February 20, 2015 resulted in the summary judgment failing which means the POA won. As a result the case is heading for trial or mediation.

PRESIDENT: Dick Fernandez reads the attached letter from attorney Randall Rogers. Myrna Rosoff formally objects to the moving of the date of the annual election to March 31, 2015 as indicated in the attorney letter. Myron Rosoff also states that the "Association Board Member Certification Form" needs only to be recorded on the association level not on the POA level as stated in the letter from the attorney. A heated discussion breaks out with Dick Fernandez moving the meeting forward with no resolve.

FINANCIAL: Alan Feller reports that as of January 31, 2015 there is \$1,376,617.28 in reserves, of which 58% belongs to the East, 36% belonging to the West and the balance of 6% belonging to Shared, General and Aberdeen Dr. As of the end of January the POA is \$2,700.00 favorable to budget.

ARB: Jack Shilling reports that 2 ARB's were sent back for insufficient information and all others were approved.

CABLE: Marty Gelerman reports that Comcast has sent out the installation letter and is calling homeowners in order to set up installation appointments. Marty Gelerman states that he thinks the installation will be complete May 1st or June 1st not the April 1st date stated by Comcast. Alan Feller states that the POA has sent out a letter showing what the additional charge will be to each association based on their homeowners Comcast selection. Alan Feller also states that the additional Comcast charges should be sent to the POA in a separate check then the regular maintenance.

COBRAW: Myrna Rosoff reports that 281 townhomes are to be built on Flavor Pick Road. With little free land available builders are doing what is called infill project on the smaller pieces of available land.

LAKES: Jerry Solomon states the importance of not cutting the grass low for 3 feet from the shoreline. Shoreline erosion costs \$50.00 per linear foot to repair.

Myrna Rosoff calls point of order declaring that the neither Dick nor the attorney can re-schedule the election and that we need clarification from the state. Myrna Rosoff then makes a motion as follows: "I move that the election be held as was intended for today you can then if you wish to around and get the bonafide certificates from all of us and take it to the state but until you do that we are entitled to the opportunity to vote as planned and change

administration if we wish rather than be settled with the same people in office possibly for another year until the state rules on this issue. Pat Brown seconds the motion. A discussion incurs and Dick Fernandez states that he is acting on the advice of council. Myrna Rosoff then states as follows: "Respectfully I am appealing what you have to say under "Robert's Rules" if you wish to debate me and not put my motion up to a vote you must relinquish the chair and let you Vice President rule over a debate on this issue." Dick Fernandez refuses to relinquish the chair. Myrna Rosoff then states: "Let the minutes reflect that the President is not acting in accordance with "Robert's Rules" of order as provided in our documents and further I am asking the person at Campbell who has been recording this meeting and as custodian of this recording not to let he recording leave their hands and provide us an anyone who wants a copy of the recording. David Rinsky states as follows: "Mr. Chairman as in much as we have a ruling by the attorney I do not feel comfortable voting today an consequently I move to adjourn this meeting." An intense discussion incurs about the motions on the table and the certification. Dick Fernandez adjourns the meet due to needing legal clarification.

Next Meetings – POA Meeting –March 31, 2015

Respectfully submitted,
Maria A. Ingrassia