



ABBEY VILLAGE CONDO ASSOCIATION, INC

6294 Abbey Lane, Delray Beach, FL 33446 Ph: 561-499-1438 Fax: 561-499-4809

Email: abbeyvillageapm@akam.com/ abbeyvillagepm@akam.com

NOTICE

Pursuant to call and upon proper notification posted on property, the Board of Directors' Meeting of Abbey Village Condominium Association Inc. was held on August 28, 2018, at 6:30 P.M., 6294 Abbey Lane, Delray Beach, FL 33446.

BOARD MEMBERS PRESENT

David Kaplan, President
Francis Nerney, 1st Vice President
Betsy Bloise, 2nd Vice President
Laura Ferrezza-James, Secretary
Cynthia Reinstein, Treasurer
John Katona, Director
Jerry McCormick, Director

AKAM ON SITE LIVING, INC.

Danielle Morale, LCAM
Andrea Norman, Managing Director

CALL TO ORDER

President, David Kaplan called the meeting to order at 6:33pm.

PLEDGE OF ALLEGIANCE

READING/APPROVAL OF THE MINUTES

A **MOTION** to approve the July 31, 2018 Board meeting minutes was made by David Kaplan. The **MOTION** was **SECONDED** by Laura Ferrezza-James and passed unanimously.

TREASURER'S REPORT

Treasurer, Cynthia Reinstein reported the gross income of Abbey Village at \$147,888. Total expenses were \$147,678. The net income for July 2018 is \$210.00. Cash in accounts \$945,620 and other assets of \$243,998. Total assets of Abbey Village on July 31 are \$1,189,618.

David Kaplan informed the community is working with a profit of \$70,000 for the year. There is a total of \$51,000 in delinquencies which \$8850 is from the special assessment in 2015, and 20 owners still have not paid the Hurricane Irma assessment totaling \$3780.

MANAGER'S REPORT

The Board was provided a copy of the manager's report prepared by Danielle Morale, LCAM.

COMMITTEE REPORTS

Bingo

David Kaplan asked for a volunteer to take over as chair for the Bingo committee. If you would like to chair this committee, please come into the office within the next 30 days.



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OVC Update

Mr. Fisher provided an update from the recent OVC meeting. The construction has begun and no persons are permitted to explore the property now that it is labeled a construction zone. Trees will start coming down and we will temporarily see a heavier presence of rodents in the community.

UNFINISHED BUSINESS

No old business for the August 28, 2018 Board meeting.

NEW BUSINESS

Late maintenance payment schedule

A **MOTION** to approve sending the first late notice to an owner on the 11th day of the quarter with a \$25 late fee, when the quarterly payment has not been received. Second notice to be sent out 14 calendar days following the first notice. The account should be sent to collections with the Association's attorney if payment is not received within 10 calendar days of the second notice was made by David Kaplan. The **MOTION** was **SECONDED** by Laura Ferrezza-James and passed unanimously.

Roof Maintenance Contract

A **MOTION** to approve the Star Group roofing maintenance contract conditionally pending Association's legal counsel approval was made by David Kaplan. The **MOTION** was **SECONDED** by Jerry McCormick and passed with a vote of six (6) for and one (1) against.

Clubhouse Pavers

A **MOTION** to approve FL Pavers at a cost of \$8,850 was made by David Kaplan. The **MOTION** was **SECONDED** by Jerry McCormick and passed unanimously.

Rules and Regulations

A **MOTION** to approve the Rules and Regulations 2018 update was made by David Kaplan. The **MOTION** was **SECONDED** by Francis Nerney and passed unanimously.

NEXT MEETING

The next Abbey Village board meeting will take place on September 25, 2018 at 6:30pm in the Abbey Village auditorium.

ADJOURNMENT

There being no further business to come before the Board of Directors, the General Session Meeting adjourned at 7:40pm.

Respectfully submitted,
Laura Ferrezza-James, Secretary