



ABBEY VILLAGE CONDO ASSOCIATION, INC

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

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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 September 25, 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- Absent
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 August 28, 2018 Board meeting minutes was made by Laura Ferrezza-James. The **MOTION** was **SECONDED** by Cynthia Reinstein and passed unanimously.

TREASURER'S REPORT

President David Kaplan advised the community the financials are not ready to report on yet.

PRESIDENT'S REPORT

David Kaplan reported on the status of the money from the sale of the golf course. The money has been transferred from the attorney's account to Abbey Village's accounts.

The pending litigation with OVC and CAMS has been settled at \$162,500, after fees the Association should receive around \$92,000-\$95,000. There are still 17 owners who have not paid the Irma special assessment.

MANAGER'S REPORT

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



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COMMITTEE REPORTS

Hurricane Committee:

Barbara reported Danielle Morale spoke to two different electricians which both of them confirm the Abbey's clubhouse electrical room is not large enough to support a generator for the entire clubhouse. The cost would be around \$100,000 to rebuild the electrical room to support a generator of that size. If the clubhouse would be used as a shelter, Abbey would be required to open the clubhouse to the public when listing the clubhouse as a shelter from a storm.

UNFINISHED BUSINESS

No old business for the September 25, 2018 Board meeting.

NEW BUSINESS

New legal counsel

A **MOTION** to approve new legal counsel change to Daniel Wasserstein was made by David Kaplan. The **MOTION** was **SECONDED** by Francis Nerney and passed unanimously.

Clubhouse windows

A **MOTION** to approve the proposal from Solar Gard to tint the clubhouse windows for a cost of \$1460 was made by Francis Nerney. The **MOTION** was **SECONDED** by Jerry McCormick and passed unanimously.

Pool house/Bldg. 33 drainage

A **MOTION** to approve the proposal from Creative Contracting for a total of \$25,050 was made by Francis Nerney. The **MOTION** was **SECONDED** by Jerry McCormick and passed unanimously.

New men/woman's sauna

A **MOTION** to approve the proposal from Steam & Sauna for a total of \$4000 was made by David Kaplan. The **MOTION** was **SECONDED** by Jerry McCormick and passed unanimously.

NEXT MEETING

The next Abbey Village board meeting will take place on October 30, 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 7:16pm.

Respectfully submitted,
Laura Ferrezza-James, Secretary