



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 July 31, 2018, at 6:30 P.M., 6294 Abbey Lane, Delray Beach, FL 33446.

BOARD MEMBERS PRESENT

David Kaplan, President
Francis Nerney, 1st Vice President (Absent)
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
Regan Marock, Director of Business Development

CALL TO ORDER

President, David Kaplan called the meeting to order at 6:30pm.

PLEDGE OF ALLEGIANCE

READING/APPROVAL OF THE MINUTES

Laura Ferrezza-James read the minutes of the June 19, 2018 Board meeting. Jerry McCormick made a motioned to approve the Board meeting minutes as read. John Katona seconded the motion, and the motion carried unanimously.

TREASURER'S REPORT

Treasurer, Cynthia Reinstein reported the gross income of Abbey Village at \$142,249. Total expenses were \$136,868. The net income for June 2018 is \$5381.00. Cash in accounts \$808,699. Total assets of Abbey Village on June 30 are \$1,031,640.94.

MANAGER'S REPORT

No manager's report given this month due to the management change.

PRESIDENT'S REPORT

President, David Kaplan introduced the new management executive for Abbey Village, Danielle Morale. Danielle Morale comes to Abbey Village with years of experience from JP Morgan Chase Bank and has experience in managing a community twice the size of Abbey Village.

COMMITTEE REPORTS

Hurricane Preparedness



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Debi Majewski reported the committee is waiting for the supplies to arrive.

Finance

President, David Kaplan reported a profit of \$67, 518.74 for the last 6 month period ending in June 2018.

Rules and Regulations

President, David Kaplan advised the committee has submitted the recommended rule change/update and the Board is reviewing these changes/updates to approve in the August meeting.

UNFINISHED BUSINESS

Hurricane Irma

There are still twenty two (22) units whom have not paid the special assessment from Hurricane Irma. All payments should be sent to Akam directly.

Avalon Trails

President, David Kaplan advised the money has been received and is currently being held in the Abbey Village's attorney's account, until the Board meets with Akam and decides what will be best for Abbey Village.

Bocce ball and horse shoe courts

The Board tabled this item.

NEW BUSINESS

Converged Services, Inc

The Converged representative, Ken Crawford was introduced to the community to speak on what he can do for the Abbey Village residents while negotiating the upcoming cable contract. The Board has elected to obtain their service to negotiate with the cable vendors for the best possible contract.

New management company, Akam Onsite, Inc.

Regan Marock, Director of Business Development spoke to the residents regarding the past and upcoming changes brought to Abbey Village. Regan Marock advised the residents they will receive a welcome letter from Akam Onsite, Inc with all of the contact information as well as how to make future payments.

NEXT MEETING

The next Abbey Village board meeting will take place on August 28, 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 7:35pm.

Respectfully submitted,
Laura Ferrezza-James, Secretary