

**ABBEY VILLAGE
CONDOMINIUM ASSOCIATION, INC,**

6294 ABBEY LANE, DELRAY BEACH, FL 33446 Office (561) 499-1438 Fax (5671)499-4809
Abbeyvillage77@gmail.com

**Minutes of Board Meeting
Tuesday, June 19, 2018**

CALL TO ORDER: The meeting was called to order at 6:31 p.m.

ROLL CALL:

David Kaplan, President	1 st Vice President Francis Nerney (via telephone)
Betsy Bloise, 2 nd VP	Cynthia Reinstein, Treasurer (via telephone)
Jerry McCormack, Director	John Katona, Director (via telephone)
David Nolan, Property Manager	

Bonnie Ascolese, Secretary, absent.
Patricia Houser took the minutes.

Pledge to the Flag led by veteran John Domino.

Minutes of May 29th meeting read and approved 6-0.

TREASURER'S REPORT:

Read by David Kaplan and approved 6-0.

MANAGER'S REPORT:

- Tree trimming will begin June 25. Residents were advised to park cars away from trees during this period of time
- Mulching will begin July 18
- Landscaping – there have been major cuts to ficus and more to come
- Cameras have been added and one replaced. Should be installed this week.
- Looking into a generator for the club house during Hurricane Season. Having trouble getting bids due to Florida's mandate that generators be installed in nursing homes

RESIGNATION OF SECRETARY:

President David Kaplan read a letter to the Board dated June 6, 2018, from Bonnie Nevins Ascolese, who is resigning her position effective June 15, 2018. It was regrettably accepted. President Kaplan then made a motion to appoint Laura James, a former board member, to the office of Secretary to fulfill the term off Ms. Ascolese. Jerry McCormack seconded. Approved 6-0. She accepted the appointment and joined the Board.

COMMITTEE REPORTS:

- **Hurricane Preparedness Committee** - Barbara Shavel reported June 1 packets of information were delivered to every residence in Abbey; Next will be to those who may need medical assistance; Follow up in October and November with winter season residents; Hurricane information is still available on the table in the lobby; Committee is compiling a list of supplied available in the auditorium; Need more volunteers; Working with Dave Nolan to get a generator

- **Bingo** - Marilyn Brilliant reported that Bingo was not held in May as she was called to New York. Bingo is going well. Next Bingo is this Thursday, June 21.
- **Finance** – Abbey Village is received a very favorable financial statement audit.
- **Rules and Regulations** – Bonnie Ascolese will continue to work with the Rules and Regs committee in preparing a draft for the Board to review and then to the community

OLD BUSINESS:

- **Avalon Trails** – a transfer was received by OVC Management from 13th Floor, this date, and Abbey Village has \$522,070.56 in its attorney's escrow account. There was a 1.123% deducted from each Village's total share, which President Kaplan will ask for an explanation.
- **Bocce Ball and Horse Shoe Courts** – tabled again for bids

NEW BUSINESS:

- **Contract with AKAM On-Site, Inc.**

The Board of Directors has voted to select a new property management company. President Kaplan explained of the process of making this decision.

David Kaplan made the motion to sign the contract with AKAM On-Site, Inc. to be effective July 1, 2018 for the management of Abbey Village Condominium Association; Jerry McCormack seconded; motion carried 6-1.

President Kaplan introduced representatives David Cohen, VP, and his colleague, Regan Marauk, from AKAM. They presented what AKAM will do for Abbey, providing administrative support, review of present contracts for cost savings, assistance in obtaining new contracts, review of policies and procedures, personnel and payroll, etc. They explained that their contract may be terminated at any time with a 30-day notice. Due to savings in other areas, their services will not cost Abbey Village additional expense this year.

Questions from the audience were answered. July payments should be sent as usual. New information will be forwarded to all owners in time for the change in October.

On motion of David Kaplan and second by Jerry McCormack, meeting adjourned at 7:50 p.m.

Respectfully submitted,

Patricia Houser, Scribe