

Abbey Village News

Volume 1, Issue 2

February 2016

Board of Director's

- Trudy Tepper
- President
- Jorgen Fischer
- Vice-President
- Ken Hilowitz
- Treasurer
- Carson Blanchard
- Secretary
- Maria Crosby
- Recording Secretary
- Francis Nerney
- Director
- David Kaplan
- Director

Frank Longus
Tammie Filosa
Property Manager

David Nolan
Maintenance Super.

Bridgette Miller
Secretary
Charles Yedeph
Asst. Maint. Super
Adrien Beneres
Evening Supervisor

mydelraybeach.com
City of Delray News
561-272-3224
Beach Report

abbeyvillage.org is
our official web-
site.....it is a work in
progress!!!

Message From the President

To My Neighbors In
Abbey Village,

In the short time your
new board has been in
office, we were instru-
mental in accomplish-
ing the following:

1} We reduced your
quarterly maintenance.

2} \$45,000 savings in
insurance.

3} \$24,000 savings in
payroll.

4} \$3,000 saving for the
copier machine.

5} Nozzle Nolen will be
our new pest control,
lawn maintenance and
termite Company.
Residents will have two
days per week to
choose from for an ap-
pointment. The days
will be either Tuesday
between 2-4 PM or a
Friday between 8-10 AM
You have to call Nozzle
Nolen directly at 561-
964-6200 starting March
10th.

6} We hired new audi-
tors who will be doing
our yearly audit.

7} We changed the
office hours to 8.00AM
to 4PM
to accommodate
working residents.

8) The Fitness center
is now open 6AM to
10PM daily.

9} We changed the
temporary and rental
parking sticker so it
will not show your
community's name.
It will only show your
building and apart-
ment number.

10} We had our first
Town Hall meeting,
where you the
resident, had your say
on any topic. The
board had no agenda.
It was resident night.
There will be more
Town Hall meetings
in the future.

11} I have scheduled
with the Delray
Alliance for Wednes-
day April 13th
between 10AM and 12
noon, a senior Tech
Rally. AT&T is hosting
events to help seniors
like you, learn the
basics of wireless de-
vices (laptops, smart
phones, tablet, etc.)

Sign up today in the of-
fice. Appointment will be
made enabling them to
provide to you, step by
step, one on one train-
ing, using wireless
devices.

12} We have also
scheduled a PBSO
(Sheriff) representative
to speak about crime and
scams that target
seniors. This will be held
on Wednesday, March
16th at 1PM."

*The Board cares about
Abbey and the residents.
So, we are always work-
ing to lower expenses
and improve our quality
of life."*

SCAM ALERT

Abbey Residents beware
of man posing as a
representative from the
water company.

A special thank you to
Louis DeCina for all his
help in maintaining the
Abbey website

Trudy Tepper

IMPORTANT PHONE NUMBERS

SHERIFF'S OFFICE 995-2800 (non emergency)

TRANSPORTATION

Mae Volen 395-8920

Palm Tran 649-9838

HELP LINE 211

Call 7-800-869-9549

Area office of the aging

866-684-5885

Deals with meals on wheels ,aides, cleaning services.

There is an income and need criteria:

individual \$2,199 a month couple \$4,100

Senior Services Division 355-4746

Homemaker services, personal care, meals on wheels

After hours emergency number for Abbey 880-1171

Register for the Florida Do Not Call Program by calling 1-800-435-7352

Events

Talent Show –Saturday, March 26 –6:30 –9:30 PM

Weekly sing a long with George on Wednesday between 1-2 PM

Shuttle board Monday Nights

Karaoke Fridays 7 PM to 10PM

Water Aerobics Tuesday, Thursday, Saturday 9:30 10:30 AM

BBQ Bash Saturday, March 19 starts at 6PM

Property Mangers Report

Hi, We are your new Property Managers, Tammie Filosa and Frank Longus and we are glad to be back at Abbey. One of us is usually in the office between the hours of 8-4 Monday, Tuesday, Thursday and Friday and half days on Wednesday. We will always try to help and ,if we can't ,we will turn it over to the Board of Directors for guidance. We thank you in advance and look forward to meeting you

Building Captains

WE NEED BUILDING CAPTAINS.

Abbey Village Condominium Association
Operating Statement - Cash Flows

For the month of December 31,2015

Operations

INCOME:

Maintenance fees	\$ 125,370
Late fees	419
Rental income	1,245
Laundry Income	6,247
Miscellaneous Income	3,325
Total Income	\$ 136,606.32

EXPENSES PAID:

Insurance	(23,722)
Administrative Expense [exclude Insurance]	(78,047)
Cable-Comcast	(21,204)
Water/Sewer	(16,367)
Grounds & Facility [exclude Cable & Water]	(45,100)
Payroll	(23,375)
Total Expense	\$ (207,814.81)

Net Gain/(Loss) from Operations	\$ (71,208)
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Cash End of Month - Operating	\$ 180,617
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TREASURER'S REPORT: Definitions and Clarifications

Statement of Cash Flow

Statement of Cash Flow covers the entire month's accounting period,

Sources of Cash Flow shows the cash received during the month and the Uses of Cash shows the money spent during the month.

We will include a Cash Flow every month with the financial statements."

This is part of the Board's pledge of transparency.

Equity

Equity is the value of an asset less the value of all
Liabilities

Example

Building maintenance income	\$15,000
Building expenses	\$12,000

Equity is	\$3,000
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Every month your equity will increase or decrease, depending
On the building's expenditure.