

YOUR NEW BOARD HAS SAVED YOU \$78,000 YEAR TO DATE CUTTING COSTS

Abbey Newsletter

Volume 1, Issue 3

April 2016

Board of Directors

- **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 Treasurer

To our Neighbors in Abbey Village

A code of conduct for all Board and Town Hall meetings will be strictly adhered to for the purposes of conducting effective meetings.

The two minute convention rule of order from Robert's Rules of Order will apply to all mass meetings (Board and Town Hall). Residents will have two minutes to speak to an agenda item or Town Hall meeting item, they will be limited to speaking twice on a given subject.

All Town Hall meetings are for Unit Owners to speak unencumbered by the limited agenda of a Board meeting....it is a **privilege** not a **right** to have Town Hall meetings. NO Board member can "switch roles" and use the meeting to complain about their experiences being on the Board.....they can file a complaint with Tallahassee and use the "legal system" to intervene. Board meetings and Town Hall Meetings offer no venue for disputes in "treatment" as a Board member, unit owner, renter or guest. Grievances may be filed with our Grievance Committee, or Tallahassee.

Disputes will not be tolerated in front of the community. Any violator of this code of conduct will be removed from the meetings.

At the beginning of our tenure, your Board agreed to a code of conduct....here are some of those points agreed to.

Board members agree to respect their peers and residents.

Board members agree, regardless of their appointed title and responsibility, to have majority support and approval from the board members on all business matters.

Board members agree that board approvals and consents will be available to the community in meeting minutes or letters.

Board members agree not to solicit votes from other board members independently.

Board members agree to avoid any type of relationships which can be considered or is a conflict of interest.

Board members agree not to divulge or discuss board privileged information.

Board members agree to resign their voluntary position and voting privileges upon the request of the board for any of these infractions.

Kenneth Hilowitz Treasure

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**

Every month your equity will increase or decrease, depending
On the building's expenditure.

Equity for a Business is called Profit & Loss The higher
Equity is the stronger the Building is

Abbey Village Condominium Association
Operating Statement - Cash Flows

For the month of January 31,2015 & February 28, 2016

Operations

INCOME:

Maintenance fees	\$ 157,131	\$ 157,131
Late fees	2,275	400
Rental income	1,425	1,245
Laundry Income	0	2,160
Miscellaneous Income	1,355	1,119
Total Income	\$ 162,205.24	\$ 162,054.78

EXPENSES PAID:

Insurance	(23,722)	(23,722)
	(15,791)	(9,855)
Administrative Expense [exclude Insurance]	(21,192)	(21,192)
Cable-Comcast	(16,954)	(17,133)
Water/Sewer	(29,730)	(39,610)
Grounds & Facility [exclude Cable & Water]	(22,282)	(21,843)
Payroll	(22,282)	(21,843)
Total Expense	\$ (129,370.58)	\$(133,355.05)

Net Gain/(Loss) from Operations	\$ 32,535	\$ 28,700
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Cash End of Month - Operating	\$ 312,771	\$ 312,771
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HURRICANE PREPAREDNESS, SEASON STARTS JUNE 1, 2016

General Check List

***Assemble a disaster supply kit *Arrange for someone to check on you. *Plan and practice the best escape routes from your home. *Plan transportation if you need a ride to a Red Cross Shelter. *Find a safe place in your home. *Have a plan to signal for help. *Have emergency supplies ready in one place before a disaster. Assemble Supplies for at least 5 Days**

Assemble general supplies needed for a few days, medical supplies for two weeks. * Store them in an easy to carry container. i.e. backpack or duffel bag with an ID tag. *Store important documents in plastic sealed bag. * Label any equipment you would need, canes, wheelchairs, walkers, oxygen equipment, etc... For Your Medical Needs * First aid kit. Prescription medications, list all medications and Extra eye glasses and hearing aide batteries. * List of Doctor's and emergency contacts.

General Emergency Supplies Battery powered radio and flashlight with extra batteries. Know what local stores have generators. * Extra Set of keys, and gas up the car. * Cash, credit cards, and change for pay phones. * Fully charge your cell phone, and purchase a car charger & ask if it comes with adapters for a radio * Phone numbers for relatives and friends local and non local. * Personal hygiene (waterless foam) shampoo & soap. Moist wipes, hand sanitizer, etc... * Insurance agents phone number. Food and Water Emergency Supplies * Recommended bottled drinking water is one gallon per day per person. Fill up your bathtub with water for bathing and flushing. *

Non perishable supplies, peanut butter, crackers, canned goods with easy flip tops so can openers are not necessary, long life milk in individual portions, cereals, nuts, dried fruit.

If You Need To Evacuate: Our Shelters: * Atlantic Community High School, 2455 West Atlantic Avenue, Delray Beach Florida. * Park Vista High School, 7900 Jog Road, Boynton Beach Fl. 33427. * Boca Raton High School, 1501 NW 15th CT, Boca Raton FL 33486. *West Boca High School, 12811 Glades Rd Boca Raton FL 33428.

Coordinate with your home health care provider for evacuation procedures. * If you need special assistance for transportation or advise call 211. * Keep current at the Abbey Office with your special meds and evacuation needs in an emergency, i.e., special evacuation by fire rescue in an emergency, medications that need refrigeration.

Make arrangements for your E.S. pets, buy food that is easy to access and have enough water for them as well. Shelters are required to take in ESA and Service Animals. So have your ESA / Service Pet Documents available.

Grills will available at the clubhouse for cooking in an electrical outage. Keep coolers available to store your frozen meats etc. Know your building Captain, or elect one NOW!!! We need building Captains in EVERY building in an emergency.