

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES August 15, 2011

The meeting of Cambridge Greens of Citrus Hills was brought to order at 9:15 AM. Those in attendance were John Parlman, Ray Collins, Ed Kuchling, and Diane Evans, LCAM of VSC. Absent were Frank Yetner, and Sal Mondello

The Minutes from June 6, 2011 were waived and approved by a motion from Ed Kuchling, seconded by Ray Collins; all were in favor and passed.

Motion by John Parlman to approve the appointment of Ray Simard to the ACB, seconded by Ed Kuchling, all in favor, passed.

Treasurer's Report: Total Assets of \$50,875.68 as of July 31, 2011 from the Balance Sheet. A CD at Mercantile in the amount of \$236,478.23. Outstanding delinquencies are \$2,368.68. \$2000.00 was transferred from the SunTrust savings into the SunTrust checking account, which leaves \$813891 in the SunTrust Savings account. Motion to accept and file for audit was made by John Parlman, seconded by Ed Kuchling, all in favor, passed

Motion by John Parlman to make changes in the By-Laws (Article XIII Section 13.1) referring to "By-Laws herein of the governing documents, Section 13.3 to say "shall follow Florida Statute 720.305. The statute provides for the following". Add "The Association may place a lien on a property for fines totaling \$1000.00", and add "The Association may suspend use rights, including voting rights, of a property owner whose fine is delinquent more than 90 days." This was seconded by Ed Kuchling, all in favor. Motion passed. Copy attached to the minutes.

ACB: A written report was given by Ed Kuchling. John and Ed will get bids to build a landscape wall at the signs on both sides of Hartford. There were four applications approved at the ABC meeting, one a new construction.

Manager: Presented the letters that were sent out to owners concerning various violations. Some of the violations have been corrected.

*ACTION: Send a letter to an owner regarding a shed that is in need of repair.*

*ACTION: Send a letter regarding off-street parking on N Chance Way*

Motion was made by Ed Kuchling to adjourn, seconded by Ray Collins, all in favor, passed. Meeting adjourned at 2:30 P. M.

The next regular scheduled Board Meeting will be at the VSC office on November 16<sup>th</sup>.

Submitted by:  
Diane Evans, LCAM for

Ed Kuchling, Secretary