

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES February 10, 2011

The meeting was called to order by Dennis Contois (P) at 9:16 A.M., those in attendance were Sal Mondello, Ray Collins, and John Parlman, and also in attendance were Linda Deptola and Diane Evans from VSC. Frank Yetner was absent. A quorum was established.

**Approval of Minutes**

**MOTION** by Ray Collins to accept the minutes from the November, 2010 Board Meeting with no corrections, seconded by Sal Mondello, all in favor. Motion passed.

**Reports of Officers**

**President**

The President asked for an update on foreclosures from the manager. Only one has been completed since the last meeting and the others are moving slowly through the court system. We also have several delinquent owners that have been sent to the attorney for collection and several of them are at a point where the next step is foreclosure for assessments. The Board in the past has not voted to pursue collection to that point since these are also the same people who are losing their homes to mortgage foreclosure.

Linda Deptola, LCAM has sent out violation letters and only had one response from a resident who believes the association is being "too picky".

Mr. Contois made mention of deferring the matter of "right-of-way stewardship" to the next Board and pointed out that the website needs to be posted by someone from VSC's staff going forward.

The Annual Meeting notice has been mailed.

**Vice President**

Mr. Mondello encouraged the Board to continue to raise community awareness of what the Board is doing. These are hard times for many and he believes we should give member every opportunity to pay assessments even if they have to make payments. It was suggested that when the "Second Notice" for payment of the assessment was sent that a statement stating "Please call if there is a problem in making the yearly assessment payment."

**Treasurer's Report**

There will be a CD coming due in the amount of \$13,460.28 on February 28, 2011. The funds can be deposited into the savings to pay for the lighting/landscaping/sign project at Clearview entrance to Cambridge Greens and the Celina Hills entrance.

The Association's finances are in good condition and Mr. Collins continues to look for the best investment CD's. Mr. Collins suggests that a \$50 ceiling be put on what a Director can spend without prior Board approval but with a requirement to notify the Board afterward of the expenditure..

### **Secretary Report**

Mr. Parlman updated the Board on the progress of lighting the signs at both entrance points to Cambridge Greens. Each installation includes a 'special lighting' outlet for seasonal displays. The Clearview sign required a run of 208 feet from power source to meter and boring under two driveways which cost \$5225. The check for \$390 must be sent to they will start the power connection work on the Celina sign. Once the power is connected, the contractor is ready to wire in the signs lights. With the sharing of cost with Cambridge First Addition Association the project came in under budget. Total cost to date is \$10,185 less the CGRev1 contribution of about \$1100. Mr Contois mentioned that the cost of the sign lighting should come out of the reserve capital expense account.

Mr Parlman proposed that improvements be made to the landscape now that the lighting is resolved. He would like to place a 20' flag pole at each entrance, replace the Celina landscape timbers with decorative block, lower each sign approximately 18" and add shrubs and flag pole spot lights to each. After a discussion of cost, Mr. Contois suggested a budget of \$3,000 to come out of Acct# 45020 and to send the work out to bid. The **MOTION** was made by Mr. Parlman, seconded by Sal Mondello, all in favor.

### **Reports of Committees**

#### **Financial:**

The Association is in good shape financially but we do have several accounts that have not paid the current assessment. Late letters will go out but a note will be added letting members know that they should call if payment is a problem and the association will make payment arrangements as suggested earlier in the meeting.

#### **ACB Report:**

No activity.

#### **Social:**

No report

#### **Neighborhood Watch:**

No new information.

#### **Unfinished Business:**

The sign lighting and landscape project discussed in the Secretary's report above.

There was a discussion of the community display of American Flags and to defer the purchase of new flags for the street sign posts on Hartford to later.

The Board would like to transfer maintaining of the Web Site over to VSC. Mr Parlman mentioned that Judy Parlman has to write up the operating manual, software has to be installed on the VSI computer and the billing has to be transferred from the Parlman credit card to CGPOA. **MOTION** by Dennis Contois to have the website fee withdrawn from the bank account, seconded by Ray Collins, all in favor. Mr. Parlman will contact Geri O'Brien regarding the turn over of responsibility for the website.

Dennis will contact Buzz Fredrickson and ask if Cambridge Greens 1<sup>st</sup> Addition will contribute up to \$1,200.00 towards the landscaping project for improvements to the Celina sign landscaping..

The Board will have to include in the 2012 budget monies to maintain the area.

**New Business:**

Sal Mondello would like to commend the current Board for a great job they have done.

**MOTION** to adjourn by Sal Mondello, seconded by Dennis Contois, all in favor. Motion Passed.

Meeting adjourned at 10:35 AM.

Submitted by:

Linda Deptola, LCAM and Diane Evans, LCAM  
For the Secretary of the Association