

**CAMBRIDGE GREENS OF CITRUS HILLS, POA  
ANNUAL MEETING MINUTES  
MARCH 8, 2010**

The meeting was called to order at 7:00 pm by Dennis Contios, President. Board members present were in addition to Mr. Contois, Sal Mondello, Ray Collins and John Parliman. Mr. Yetner was absent.

Certification of notice of the meeting and verification of a quorum was presented by the Secretary of the association, John Parliman. There were 100 members present in person or by proxy, well in excess of the 86 needed for a quorum.

A MOTION to waive the reading of the previous minutes and approve them was made by Paul Sciaba, seconded by John Parliman, all were in favor.

Mr. Contois made a request for nominations from the floor for Directors. There being none the nominations were closed.

At this point new residents were asked to stand and introduce themselves.

Reports of Officers:

President: Mr. Contois pointed out that the association was \$5,100 under budget and discussed use of excess funds. He noted that eleven homes had been sold with an average price of \$161,000. There are thirteen homes for sale and eighteen lots for sale.

Mr. Contois made a plea for a volunteer to serve as chairperson of the ACB. As President this position is a conflict for him. He went on to discuss plans for 2010 including road pavement by the county and continued deed restriction enforcement.

Vice President: Mr. Mondello emphasized the need for more community participation and made a further request for volunteers.

Treasurer's Report: Ray Collins discussed the financial state of the association and displayed a graph of the invested funds. The association has four CD's in a total of \$43,582.65. They are invested so that some funds are available every quarter of the year.

Secretary: John Parliman reported on the website. He also discussed "Neighborhood Watch" and 911 access to the Sheriff's Department. He pointed out that the Sheriff does a free safety inspection of homes. Emergency preparedness education is also provided by the Sheriff's office to the benefit of Cambridge Greens. He encouraged more to get involved.

The manager, Linda Deptola spoke about inspections for deed restriction violations, foreclosures and changes to Florida Statutes that effect collections.

Reports of Committees: These reports were included in the information from the Officers of the Association and included the ACB, Social and "Neighborhood Watch"

Unfinished business:

The votes were tabulated for the election of directors for the year 2010 through 2011. The results are as follows:

- Ray Collins                    103 votes
- John Parliman                101 votes
- Frank Yetner                   101 votes

There were no write in candidates this year so the Board for 2010/2011 will include Dennis Contois, Sal Mondello, Ray Collins, John Parliman and Frank Yetner.

New Business:

Any new business was requested. None rose at this time.

Questions and discussion from the audience.

Mr. Pequeen brought up the need for information on sub contractors in this area for roofing, air conditioning and other services needed by residents. He recently had to select a roofer and thinks references from the community would be welcome by all. Mr. Contois responded that this type of information was covered at an expo recently sponsored by the management company and he would mention his interest to them. The Board will follow up on this as an action item.

Mention was made of a property at Hartford and Chance that is deteriorating and it was explained that it is being pursued by the attorney. The owner is up north.

There being no further business to bring before this association a MOTION was made by Jerry Pequeen to adjourn, seconded by Ray Pilkington, all in favor. The meeting adjourned at 7:58.

Submitted by:

  
Secretary CBG of CH

Approved date 3/14/2011

**CAMBRIDGE GREENS OF CITRUS HILLS, POA  
ORGANIZATIONAL MEETING FOR BOARD  
MARCH 8, 2010**

The Board of Directors met for an organizational meeting following the annual members meeting of March 8, 2010.

Call to order was made at 8:09 pm for the purpose of the election of Officers for the year of 2010/2011. Present were Dennis Contois, John Parliman, Ray Collins and Sal Mondello. Absent was Frank Yetner.

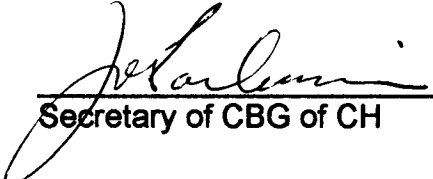
Mr. Parliman made a motion to maintain the same Officers for the coming year, seconded by Ray Collins, all were in favor. The Officers will be as follows:

- Dennis Contois, President
- Sal Mondello, Vice President
- Ray Collins, Treasurer
- John Parliman, Secretary
- Frank Yetner, Director

There was emphasis on recruiting new members for the Board of Directors and Committees. Mr. Collins will take charge of the placement of flags in the community to recognize veterans.

There being no further business a MOTION was made by John Parliman to adjourn, seconded by Ray Collins, all in favor.

Submitted by:

  
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Secretary of CBG of CH

Approval date 6/10/2010