

CAMBRIDGE GREENS OF CITRUS HILLS, POA
ANNUAL MEETING
MARCH 14, 2011
MINUTES

The Annual Meeting of Cambridge Greens was called to order at 7:00 PM by President, Dennis Contois. Present from the Board of Directors were, Dennis Contois, John Parlman, Sal Mondello, Ray Collins and Frank Yetner.

A quorum was certified by the Secretary and a copy of the notice was presented.

The minutes of the last meeting were addressed. Since the minutes were mailed out to the membership they were not read and a MOTION was made by Al Devine, seconded by Sharon Kline to accept them as presented, all were in favor.

Ballots not turned in prior to the meeting were collected at this time and nominations were requested from the floor for the election at this meeting. There being none the nominations for Directors were closed by the President.

REPORTS OF OFFICERS

Presidents Report:

At the beginning of the year several projects were reviewed by the Board. They included upgrading community lighting with architectural poles, uniform mailboxes for each member and lighting the signs at the two entrances of Cambridge Greens. Cost being the biggest factor the lighting of the signs was chosen for completion. Mr. Parlman has worked tirelessly on this project. This project is now right at completion just waiting for the meters to be installed by the power companies. Cambridge Greens 1st Addition has agreed to share a portion of the cost on the Celina Hills location of the signage.

Last year the Board discussed providing a source list of reliable contractors and tradesmen on the website. No recommendations were forthcoming from the community so this project has not moved forward. If anyone is interested in picking up the idea and compiling a list your cooperation would be appreciated.

This year there are four new owners in our community. No new houses have been started and there are 16 properties for sale as well as 7 homes.

One new member will be taking a seat on the Board. The community is in need of volunteers to serve on the Board as next year three seats will be up for election. Audience admonished to begin thinking about volunteering now.

Linda Deptola, LCAM was asked to describe what happens when a Board does not have enough members to form a quorum for a meeting. She referred to Florida Statute 720.305 where it explains a receivership process that involves the state taking action and the community being obligated to pay the cost. The other factor would be the lack of enforcement of deed restrictions which would lower property values and the ambiance of the community.

VICE- PRESIDENT'S REPORT:

Sol Mondello briefly mentions his desire to see more community activity and interaction and also asked for volunteers.

TREASURER'S REPORT:

Ray Collins, Treasurer reviewed the association's financial condition. They have a longstanding relationship with SunTrust Bank; currently there is \$15,722 in checking and \$15,136 in business savings accounts. A thirty (30) month CD was opened at Mercantile Bank. This is a longer period of time than usual but the rate is excellent for this time, 1.97%. We have \$36,000 in this CD. The Board has been a good steward of the association's funds.

SECRETARY'S REPORT:

John Parlman reviewed the sign/light/flag project. He noted that a good price was obtained as we "shirt tailed" on to a larger Citrus Hills project. Because of this we came in under budget. \$3,000 was allocated for poles and flags with landscaping so out of a budgeted \$13,000 we only spent \$10,300. The signs have been painted and lowered, shrubs have been added and the flag poles are installed.

A resident spoke up and told the membership how beautiful the entrances are especially at night when lit. She thanked Mr. Parlman and all the volunteers.

Next year the county has said that flags may be placed on street signs and the Board plans to do so along Hartford on all patriotic holidays.

Mr. Parlman also discussed the CERT program. The program, Citrus Emergency Response Team, begins with the individual family and is structured in the County by four quadrants. Each quadrant has a coordinator and provides training and information on dealing with emergencies such as hurricanes, wild fires, tornadoes and nuclear events. The training programs are free and anyone who is interested needs to contact Mr. Parlman.

COMMITTEE REPORTS:

ACB Committee, Don Rogers, Chairperson reported on the activities of this committee. Most of the applications this year involved painting, roofing, fences and screen enclosures. He thanked his committee that includes, Ann Belcher, Ed Kushling, Ray Simard and Dennis Contois.

Finance Committee, Mr. Contois noted that all the financial information had been covered by Mr. Collins report earlier.

Social Committee, Frank Yetner reported that no community picnic was held this year. This event is a lot of work and to be worthwhile it requires participation. He hopes the community will get involved and plan a picnic this year.

Neighborhood Watch, Mr. Parliman explained what is required to be part of Neighborhood Watch. It requires a two hour meeting once a month for seven months of the year. They do not meet in the summer months. Right now Mr. Parliman is the Chairperson but would like a volunteer to take over the responsibility.

At this point the result of the vote counting for election of Directors was announced.

Ed Kuchling received 105 votes.
Sal Mondello received 109 votes.
Dennis Contois received 1 vote.

The Board of Directors for this year will be, Ed Kuchling, Sal Mondello, John Parliman, Ray Collins and Frank Yetner.

NEW BUSINESS

Mr. Spohn questioned what is being done about numerous deed restriction violations on St James Place and Pacific. George Bendtsen agrees and would like to see more personal attention given to these problems as letters do not seem to be working.

Mr. Contois pointed out that many of the problems exist at homes that are in foreclosure and there is really very little that can be done to force correction of the violations. The Board will continue to work with the manager to find resolution.

There being no further business to bring before the meeting a MOTION was made by Mr. Devine to adjourn, seconded by George Bendtsen, all were in favor.

The new Board members adjourned to an organizational meeting for the elections of Officers.