

Cambridge Greens of Citrus Hills Property Owner's Association
Board of Directors Meeting
April 10, 2008
Minutes

The meeting was called to order by President, Dennis Contois. In addition, John Parliman, Ray Collins, and Frank Yetner were present. Josh Wooten was absent. A quorum was established.

Minutes:

The minutes of the last meeting were presented. Frank Yetner made a motion to approve them and wave to the reading, seconded by John Parliman, all in favor.

Reports of Officers:

President

Mr. Contois reviewed the updating of the Division of Corporations Annual Report. Villages Services has completed it and it has been filed with the State. In the near future a meeting will be held with Villages Services to discuss a strategy for the reserves. A new approach to the news letter was discussed.

Vice President

No Report.

Treasurer

Mr. Collins reviewed the funds invested in CD's. On March 31, 2008, \$53,255.23 was invested. The interest rates are lower now. The CD is due in six months.

Secretary

John Parliman discussed the Website. To date, the cost paid to a Webmaster to set up the site, and the associated consulting totals \$298.00. The site will cost \$120.00 per year, which includes registration of the domain name. A manual will be prepared to provide instruction to future volunteers.

One contractor has sent in a bid and recommended commercial solar lighting. All agreed this was worth looking at further. Still awaiting a bid from a second contractor.

Financial:

Michelle Maidlow, Accountant reviewed the financial statement. Currently the accounts appear \$1506.00 over budget due to the new signs. There was discussion of how to present a more user friendly report on the Website.

ACB:

Two unkempt homes were discussed. No meeting was held, but several parking issues and a modification that commenced without approval were addressed. Mr. Contois mentioned that more volunteers are needed for the ACB. In his current role of Board President, he will be stepping down as Chair of the ACB. A village wide inspection is planned between Villages Services and Mr. Contois.

Social Committee:

There was not much to report. A picnic and block party are planned. There was discussion regarding the type and number of activities that interest the community as a whole. They are currently working on Sunshine and Newcomers activities. The Social Committee could use additional volunteers as well.

Neighborhood Watch:

John Parlman pointed out that phone solicitors asking for money for EMS service are not legitimate and that no money is going to Nature Coast EMS. Use caution with donations. Emergency contacts can be registered through the DMV website or by directly contacting a DMV office. Dennis Contois stated that residents may also want to visit mysafefloridahomes.com. This website can potentially save you money on insurance just by having a free inspection.

Frank Yetner mentioned that an open house is being held by the Civic Association to present public information on May 7, 2008, 6:00 to 9:00 p.m. The meeting will be at the old Andre's in Citrus Hills.

Unfinished Business:

- Commercial solar lighting was again discussed. A motion was made by Mr. Yetner to landscape both signs for now and to consider the lighting at a later time. The motion was seconded by Ray Collins, however there was additional discussion in this regard. The motion was amended to include a budget amount to landscape both sign areas for a total not to exceed \$400.00. All approved.
- In 2006 a 1099 was not issued to Elaine Quarton. The 2006 tax return also had a problem. After some discussion, Dennis Contois made a motion to amend the 2006 tax return which was in error. Mr. Yetner seconded the motion, all in favor.
- Dennis Contois made a motion to issue a 1099 to Elaine Quarton for 2006 wages, seconded by Ray Collins, all in favor.
- A discussion ensued regarding the five Deed Restriction amendments that were sent out in the Annual Meeting packet. An investigation is underway to define a procedure that would re-issue the proposals to the membership. There will be a neighbor to neighbor campaign to encourage a positive result. The vast majority of those who returned the ballots were in favor of the amendments. The cost of the new campaign should not exceed \$250.00. Mr. Contois made a motion to investigate this possibility, seconded by Mr. Yetner. At this point there was more discussion on the subject. The vote on the motion is as follows: Dennis Contois, Frank Yetner, and John Parlman in favor. Ray Collins opposed, motion carried.

New Business:

After discussion, a motion was made by Dennis Contois to continue with monthly meetings until June. Beginning in July the Board meeting will be every other month; July, September, and November. They will be held on the second Thursday of the month at 9:15 a.m. The motion was seconded by Frank Yetner, all in favor. Meetings will be posted on the website and on Cable Channel 97.

There being no further business to bring to the Board a motion was made by John Parlman to adjourn, seconded by Frank Yetner, all in favor.

Submitted by:
John Parlman, Secretary of the Board

Approved

