

**Cambridge Greens of Citrus Hills POA
Board of Directors Meeting
February 14, 2008**

The meeting was called to order by Josh Wooten, President with Dennis Contois, John Parliman, Ray Collins and Frank Yetner present. A quorum was established. Linda Deptola, Gayle Lockhart and Michelle Maidlow represented Villages Services. A small group of members was also in attendance.

Minutes:

A motion was made by Dennis Contois for the approval of the minutes of the January 10, 2008 and the January 24, 2008 meetings. There being no corrections or additions the motion was to approve both minutes, seconded by Ray Collins, all in favor.

President's Report:

- Mr. Wooten reported that the package for the Annual Meeting scheduled for March 10, 2008 had been mailed. There were several questions from Ms. Belcher in the audience. Her questions concerned ballot content as well as the procedure utilized to count the ballots. These questions were answered by Linda Deptola, LCAM. Additionally, Ms. Belcher was extended an offer to observe the tally process.
- The website status was discussed.

Vice President's Report:

- Dennis Contois addressed the reserves and dedicated funds issues.

Treasurer's Report:

- Mr. Collins noted that a CD is maturing on February 26, 2008 with Colonial Bank. It is currently at 3.80%, but rates are going down. The Treasurer will be looking for the best interest rate for the Association's investment.
- Ms. Maidlow advised that Accounts Receivable is at \$3,400. January is at a net loss due to the down payment associated with the new signage.

Secretary's Report:

Mr. Parliman reported that Progress Energy has no programs to assist communities with lighting. It must be done through an electrical contractor, including permitting, and the installation of a meter. Josh Wooten recommended two contractors to get bids from. A web designer recommended by Linda Deptola was contacted to assist with the updating of the current website, and updating it to a more user-friendly site for the future. Mr. Parliman is awaiting an estimate.

ACB:

No activity.

Social Committee:

- A yard sale is scheduled and all are welcome to attend.

Neighborhood Watch:

- A meeting of Block captains was held early February with four attending. Sheriff's Office programs were discussed including free homeowner security inspections. Emergency contact information was discussed and it was decided to update and re-issue the resident's neighborhood watch packet with a device to note medical and emergency contact information. John Parlman will check to see if the Sheriff's Office has a process to store this information in the event of emergencies. John will also contact block captains to determine how many flags need to be replaced. More block captains are needed and an appeal will go out in the next newsletter. John will also ask the Sheriff's Office crime watch patrols to make more drive-bys through our community. The group was reminded that 911 and not the block captains is the way to register complaints and concerns. The group decided to meet quarterly and to rotate attendance at monthly Sheriff's Office Neighborhood Watch Directors Meetings.

Unfinished Business:

- On January 18, 2008 the contract was signed for the entrance signs. A down payment of \$2,000 was made. Sandpiper gave a four to six week timeline. Cambridge Greens 1st Addition will be sharing the cost with Cambridge Greens of Citrus Hills.
- Liability insurance was discussed and determined to be not feasible.

New Business:

- The resident who has a "Buy Owner" for sale sign is not in compliance with the Deed Restrictions. They will be notified via letter.
- The Social Committee will meet Monday, February 18th at 1314 N. Chance Way.

Adjournment:

There being no further business to bring before this Board a motion was made by Mr. Yetner to adjourn, seconded by Dennis Contois, all in favor.

Submitted by: Linda Deptola

Approved by:  Secretary
Cambridge Greens of Citrus Hills, POA