

**Cambridge Greens of Citrus Hills
Board of Directors Meeting
Minutes
January 10, 2008**

CALL TO ORDER:

The meeting was called to order by Josh Wooten, President at 9:a.m. Also in attendance were Dennis Contois, Ray Collins, John Parliman, and Frank Yetner. A quorum was established. Linda Deptola, Michelle Maidlow, and Gayle Lockhart from Villages Services were present, as well as, a showing of 14 property owners.

APPROVAL OF MINUTES:

The minutes of December 13, 2007 were presented for approval. Dennis Contois moved to accept the minutes as submitted. Frank Yetner seconded the motion.

PUBLIC PARTICIPATION:

Toni Mondello questioned when the agenda was prepared for Board meetings. She was advised a week in advance and invited to contact members of the Board whenever she has questions. Ms. Mondello also inquired about the new deed restrictions. This information was provided later in the session by the Vice President.

PRESIDENT:

Josh Wooten submitted the current Board's bios to the Nomination Committee to indicate their intent to run again. To date, no one else has expressed an interest. Lee Boszak, George Bendtsen, and Gene Bassett were identified as the committee members. Gene Bassett is the Chair. Additional nominees must be submitted 30 days prior to the annual meeting which is March 10th. The newsletter will be mailed the beginning of February and the March mailing will immediately follow.

VICE PRESIDENT:

Dennis Contois reported that Becker and Poliakoff have been advised of the decision not to renew their contract. Villages Services has done a survey of the community related to deed restrictions. Letters will be going out in this regard soon. Mr. Contois highlighted the 5 proposed changes to the Deed Restrictions.

1. Owner maintenance and property appearance.
2. Uses and structures related to home businesses.
3. Parking provisions for RVs.
4. Name change of ACB (Architectural Control Board) to ACC (Architectural Control Committee). The proposed changes will further define the committee's responsibilities.
5. Proposed verbiage will allow for pre-built sheds with specific guidelines.

The proposals to change the Deed Restrictions will be mailed to all members.

TREASURER:

Ray Collins reported the following account information: checking, \$978.88, and savings \$5002.65. Michelle Maidlow reported year end information. As of 12/31/07 the Association was \$11,486.80 over budget exclusively related to legal fees. The association is starting 2008 in great shape. The Accounts Receivable account is \$121, which is one unpaid assessment for the previous year.

SECRETARY:

John Parlman advised the review of the Articles, Bylaws, and Managerial Policies is complete. They will be presented to the Board for a vote to allow the proposed changes to be communicated to the membership.

COMMITTEES:

ACB: Dennis Contois submitted the minutes of the 12/13/07 ACB meeting. At that meeting a landscape request was approved. The repaint of a home was approved after the fact. The colors were consistent with the flavor of the community.

SOCIAL:

Frank Yetner announced the yard sale scheduled for February 23rd from 8 to noon. The location is Hampton Square on the corner of Essex and Norville Bryant. The fee is \$10. a piece. Individuals will be responsible for set up and clean up. Advertisement will be via paid advertisement and free media.

NEIGHBORHOOD WATCH:

An article on emergency contact information will be in the next newsletter. Determining the next step will be based on membership response.

UNFINISHED BUSINESS:

- The website transition is nearly complete. Frank Yetner requested authorization for funds not to exceed \$350 to purchase a computer program, only if necessary. Mr. Yetner **motioned** to set a limit to spend \$350 on the website. The motioned was seconded by Ray Collins. All in favor.
- John Parlman made a **motion** to put the proposed changes to the Deed Restrictions before the membership. Dennis Contois seconded. All in favor.
- John Parlman **motioned** to accept the changes to the Articles and Bylaw, seconded by Dennis Contois. All in favor. Mr. Wooten asked for discussion on this matter. Ray Collins noted ambiguous language related to elections. There was discussion regarding staggered terms of office. John Parlman explained the following: The 3 Directors with the highest votes would be elected for 2 year terms. The 2 directors with the lowest votes, elected to a 1 year term. Ray Collins proposed wording to clarify the article on elections. With the clarification stated, Frank Yetner made a motion to accept the amended **motion**, seconded by Ray Collins. All in favor. This procedure will begin with the 2008 election.

NEW BUSINESS:

- Dennis Contois made a **motion** to accept the quote from Sandpiper for the new signage and to proceed with the project. John Parlman seconded the motion, all in favor. \$5,000 was budgeted for the sign. The actual cost is \$4245. Cambridge Greens 1st Addition has agreed to pay 41% of the total amount. The signs may be in as soon as one month. Villages Services will draw up a simple

agreement between the two POAs. John Parlman will check with Progress Energy regarding sign illumination. Dennis Contois will contact Hagar Insurance for information related to a liability policy for the 2 new signs. He will report his findings at the next Board meeting.


- John Parlman advised there are 4 managerial Policies that are no longer necessary, from 2006, items 1, 2, 3, and 4. Dennis Contois motioned to repeal the documents. John Parlman seconded. All were in favor.

ADJOURNMENT:

Motion was made by Dennis Contois to adjourn. Frank Yetner seconded the motion, all in favor. The meeting ended at 10:05 a.m.

Submitted by: Gayle Lockhart

Approved by: _____


Secretary