

CAMBRIDGE GREENS OF CITRUS HILLS, POA
BOARD OF DIRECTORS MEETING
MARCH 13, 2008

The meeting was called to order at 9:15 with Dennis Contois, John Parlman Frank Yetner, Ray Collins present. Josh Wooten was absent. Linda Deptola, Gayle Lockhart, and Michelle Maidlow represented Villages Services (VSC).

Approval of Minutes:

The minutes of the Board Meeting of February 14, 2008 and the Special Meeting of January 24, 2008 were accepted as submitted. The MOTION was made by Frank Yetner and seconded by John Parlman.

Election:

Since the Board was elected at the Annual Meeting on Monday, March 10th the next agenda item was the election of a new slate of Officers. John Parlman made a MOTION to elect the following:

President: Dennis Contois
Vice President: Josh Wooten
Treasurer: Ray Collins
Secretary: John Parlman
Director: Frank Yetner

The motion was seconded by Ray Collins; all were in favor. The Officers of the Association for the 2008-2009 year are as stated above.

Mr. Contois reviewed the Annual Meeting, listing the number of votes each candidate received. He also discussed the changes that were proposed to the Deed Restrictions. Even though the proposed items did not receive the required 51% membership approval, Mr. Contois believes they are good measures, and the association should continue to pursue their adoption. The majority of those who voted certainly were in favor.

Vice President's Report:

Dennis Contois mentioned that a meeting will be scheduled with VSC to establish guidelines for reserve funds. They will identify an appropriate fund amount and determine what can be set up under state and tax guidelines.

Based on positive input from the membership, Mr. Contois will re-address the issue of amending the Deed Restrictions previously proposed. He will work with VSC to develop a plan that will solicit the required vote numbers.

Treasurer's Report:

Ray Collins reviewed the Association Accounts. In operating funds and CD's the Association has \$43,211.47 on deposit.

Secretary's Report:

John Parlman reported that he has been in communication with two host sites regarding the Website. The website development software has been purchased and he is working with a VSC recommended consultant to develop the new site. It is important to get this source of information back up for the community.

Two electrical contractors have been contacted regarding sign lighting. One responded by referring the bid request to his son's company. To date, the second company has not responded. There is concern that the project will not be cost effective.

Committee Reports:

- **Financial:** Michelle Maidlow, accountant for VSC reported that current extraordinary expenses which are associated with the Annual Mailing and the Annual Meeting caused the February report to be over budget. The budget-to-actual will naturally re-adjust. It was noted that the Association is in good shape.
- **ACB:** Dennis Contois reported the approval of the following applications:
 - 1344 N. Mediterranean – a retractable awning approved.
 - 1885 E. St. James - landscape approved.
 - Baltic Terrace - in ground pool and cage approved. The job was initially started without approval, but corrected with notice.
 - 1690 E. Pacific change to trim paint color, approved.
- **Social:** Frank Yetner reported on the planned activities for the year which include a picnic, a block party, another yard sale, as well as other events. The committee will meet prior to the next Board meeting.
- **Neighbor Watch:** John Parlman reported block captains are rotating attendance at the "Neighborhood Watch" program sponsored by Sheriff's Department. He advised that there is a need for an additional four to six block captains.

Unfinished Business:

- The accounts receivable report was reviewed. Only \$2,000 is outstanding for yearly assessments. It was noted that two of the late payees are multiple owners. A phone call to each of them would likely clear up eight accounts.
- Dennis Contois reported that new signs should be installed within ten days. There was a slight delay due to a minor illness of the contractor. The sign contract does not include landscaping.

New Business

- Corporate filings were discussed. The State sends a Corporate Report each year to change Directors and Officers. The same form allows changes to addresses and registered agents. John Parlman pointed out that Article 2; Section 2.1 of the By-laws will need to be changed also. A MOTION was made by John Parlman to change the By-law to include the office of VSC as the principal office of the Association, seconded by Ray Collins, all were in agreement.
- A MOTION was made by John Parlman that the Board form a committee to review the original effort to change the Deed Restrictions. The committee will develop a plan to accomplish this task in the near future, before next year's Annual Meeting. Ray Collins seconded the motion, all in favor.
- Mr. Yetner stated that the past procedure to give a \$10 discount to residents who promptly paid their assessments was a good one. He would like to see it reinstated. The Board will discuss at a later time, and give the suggestion consideration.
- Mr. Contois advised the Board and members present that the IRS has been paid for 2007. In doing so Mr. Contois also looked at the 2006 taxes in relation to what was paid. He noticed a distinct difference in how 2006 taxes were handled. He will contact the individual who prepared the taxes last year to gain understanding and justification. Mr. Contois plans to meet with the accountant as well. The Board was informed that perhaps the filing needs to be amended. Research will be done, and a decision made by the Board.

Adjournment:

There being no further business to bring before the Board a MOTION was made by John Parlman to adjourn, seconded by Frank Yetner, all approved.

Submitted by: Gayle Lockhart

Approved by: _____

Secretary of the Board of Directors
Cambridge Greens of Citrus Hills, POA