

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES January 17, 2023

The meeting of Cambridge Greens of Citrus Hills was brought to order at 2:15 P.M. Those in attendance were Suzanne Novita, Jerry Pequeen, Robert White and Dennis Contois. Carl Puylara was absent. Also present: Trudy McLaughlin, CAM and Meg Savage, member. A quorum was established.

**The reading of the Board Meeting minutes from December, 2022, was waived by a motion from Dennis Contois, seconded and all in favor.**

Presidents Report: Will prepare a cover letter to go with the Annual Meeting Package.

Treasurer's Report:

**Motion by Suzanne Novita to approve financials through December 2022, seconded and all in favor.**

**Motion by Dennis Contois to request from Michelle Tax Accounting, our accountant to write a check for \$1200.12 (the amount in operating funds only) from Drummond Bank to Truist Saving Account so as to make them active due to dormant state imposed after 12 months of no activity, seconded and all in favor.**

Manager's Report: Trudy McLaughlin, CAM – Approved \$217.82 to Anne Hathorn, attorney, for violation letter to owners of BNB. Issue currently resolved, will continue to monitor. Reported street light out to Duke Energy. 34 total properties sold in 2022.

**Motion by Suzanne Novita to proceed with second certified letter and fine if needed for violation at 1876 St. James Loop for trailer and boat trailer in yard, seconded and all in favor.**

Document – Dennis Chair: The Committee prepared the final amendments for Board review and to place with the annual meeting package.

**Motion by Suzanne Novita to send to the attorney for final document to vote on by Membership, seconded and all in favor.**

**Motion by Suzanne Novita to reimburse Dennis Contois for color copies made for new amendment process of \$80.76, seconded and all in favor.**

Web site – Bob Chair and 3 other board members not Jerry: Working on other options for our web site, received the information on the current site.

Unfinished Business: none

New Business: none

**Motion by Suzanne Novita to adjourn the meeting at 3:40 p.m., seconded and all in favor.**

Submitted by: Trudy McLaughlin, CAM for

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For the Secretary

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Date