

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES February 21, 2023

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

The reading of the Board Meeting minutes from January 17, 2023, was waived by a motion from Dennis Contois, seconded and all in favor.

Treasurer's Report:

Motion by Dennis Contois to approve financials, seconded and all in favor.

Motion by Carl Puylara to waive \$1.11 from B01L53, seconded and all in favor.

Motion by Carl Puylara, begin intent to lien on B05L23 as former lien expired after five years, seconded and all in favor.

Manager's Report: Trudy McLaughlin, CAM – Approved Anne Hawthorn, attorney \$55 for BNB violation letter and \$275 for amendment and Suzanne ink for \$80.38. 2 properties sold to date.

Social: Will solicit for volunteers for welcome and social committees at the annual meeting.

Architectural: Reviewed violation status, one open parking issue. Mr. Campbell attended to advise about his parking violation status and it has been solved.

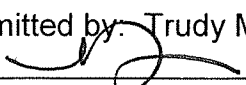
Web site – Bob Chair and 3 other board members not Jerry: Working on other options for our web site, received the information on the current site.

Unfinished Business: none

New Business: none

Motion by Jerry Pequeen adjourn the meeting at 3:40 p.m., seconded and all in favor.

Submitted by: Trudy McLaughlin, CAM for



For the Secretary

Date

CAMBRIDGE GREENS OF CITRUS HILLS
RE-ORGANIZATIONAL MEETING
CITRUS HILLS GOLF & COUNTRY CLUB, GARDEN ROOM
505 E. HARTFORD STREET
HERNANDO, FLORIDA 34442

March 7, 2023

These are the minutes of the Re-Organizational Meeting for the 2023 Calendar Year for Cambridge Greens of Citrus Hills.

The meeting was brought to order at 7:18P.M. by Trudy McLaughlin, CAM. The purpose of the meeting was to elect the officers for the coming year.

Those present were: Suzanne Novita, Carl Puylara, Robert White and Jerry Pequeen. Janet Garvin was absent.

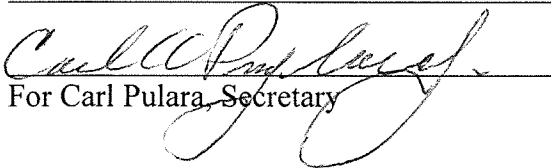
Nominations:

Motion was made by Suzanne Novita and seconded by Carl Puylara to nominate Suzanne Novita for President; to nominate Jerry Paqueen for Vice-President; to nominate Carl Pulara for Secretary; and Robert White as Treasurer all in favor. Motion passed.

This concluded the Re-Organizational meeting for Cambridge Greens of Citrus Hills POA at 7:20 P.M. Motion to adjourn made by Suzanne Novita, second by Carl Puylara, All in favor. Motion passed.

Respectfully Submitted by:

Date: _____

 , CAM
For Carl Pulara, Secretary