

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES April 18, 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, Carl Puylara, Robert White and Janet Garvin. Also present: Trudy McLaughlin, CAM and Meg Savage, Neil Jurman and Dennis Contois members. A quorum was established.

The reading of the Board Meeting minutes from February 21, 2023, Organizational Meeting March 7, 2023 were waived by a motion from Dennis Contois, seconded and all in favor. Also provided draft Annual Meeting minutes.

Treasurer's Report:

Motion by Suzanne Novita to approve financials, seconded and all in favor.

Motion by Suzanne Novita to waive three accounts under \$5, seconded and all in favor.

Manager's Report: Trudy McLaughlin, CAM – Approved Anne Hawthorn, attorney \$137.50 for amendment recording.

Social: Did not receive any volunteers at the annual meeting.

Architectural: Reviewed violation status, one open parking issue. Mr. Jurman wanted information on building a shed on his property, will need drawings, site plan and materials/colors. Approved 1573 St Charles shingles and 1465 St James shed.

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:

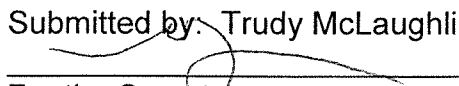
Motion by Suzanne Novita give permission to Ann Hawthorne, attorney to provide integration of all amendments to documents for \$1,275, seconded and all in favor.

Motion by Carl Puylara to have Dennis Contois serve as volunteer assistant to the President, seconded and all in favor.

Pricing flag pole replacements at entrance

Motion by Suzanne Novita adjourn the meeting at 3:25 p.m., seconded and all in favor.

Submitted by: Trudy McLaughlin, CAM for



For the Secretary

5-16-23

Date