

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES JUNE 20, 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 and Robert White. Jerry Pequeen and Janet Garvin were absent. Also present: Trudy McLaughlin, CAM and Meg Savage members. A quorum was established.

**The reading of the Board Meeting minutes from May 16, 2023 were read and approved by a motion from Robert White, seconded and all in favor.**

Treasurer's Report:

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

Manager's Report: Trudy McLaughlin, CAM – Received draft integration of all restrictions from Ann Hawthorn attorney for Boards review and they will be recorded.

**Motion by Suzanne Novita to reimburse Ann Hawthorn, attorney, \$103.50 for recording of integration of Documents, seconded and all in favor.**

Social: Lisa Kelly volunteered to handle the yard sale in the fall. Will bring me copies to make and place the ad in the Chronicle this fall.

PRC: Sending a letter to owner at 1809 Hartford a letter inquiring if rented to send a copy of the lease agreement.

Approved the following:

1774 Pacific exterior body paint color

1752 Pacific post lamp

1448 Hartford new house

1295 Mediterranean new house

1899 St James exterior colors for pending new house

1501 Hartford approved shed already, changing stucco board to ground

Web site – Bob Chair and 3 other board members not Jerry: The site has been updated and Bob did speak to Reid the webmaster. Change note on home page about fires.

Unfinished Business: none

New Business:

**Motion by Carl Puylara to email, place on web site and mail to all owners update on septic to sewer after board and committee review, seconded and all in favor.**

Pricing flag pole replacements at entrance moved to next Board Meeting.

**Motion by Suzanne Novita adjourn the meeting at 3:20 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