

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES JULY 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, Carl Puylara and Robert White. Jerry Pequeen and Janet Garvin were absent. Also present: Trudy McLaughlin, CAM and Tom Kelly and Dennis Contois members. A quorum was established.

The reading of the Board Meeting minutes from June 20, 2023 were read and approved by a motion from Suzanne Novita, seconded and all in favor.

Treasurer's Report:

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

Motion by Carl Puylara to waive \$2.22 balance on B02-L02, seconded and all in favor.

Motion by Carl Puylara to proceed with intent to lien letter B05-L23, seconded and all in favor.

President's Report:

Motion by Suzanne Novita to remove board member Janet Garvin without cause according to the Bylaws, seconded and all in favor.

Motion by Suzanne Novita to appoint Tom Kelly as Board Member to fulfill Janet Garvin's term to 2025 annual meeting, seconded and all in favor.

Manager's Report: Trudy McLaughlin, CAM – Ann Hawthorne total spend through July \$1157.50 plus \$137.50 to court for recording integration of the Restriction Documents.

Social: Lisa Kelly volunteered to handle the yard sale scheduled October 14 and 15 from 8-5 pm.

Motion by Suzanne Novita to approve costs not to exceed \$300 for newspaper ad and signs to advertise the upcoming yard sale and reimburse Lisa Kelly seconded and all in favor. The Board will also place a notice on the web site, email to our current member addresses and mail postcards to all local members.

PRC:

Motion by Suzanne Novita to send fine hearing letter, if needed, for 1689 Pacific boat trailer in driveway, seconded and all in favor.

Motion by Suzanne Novita to allow natural solid fence at 1611 Baltic as it has been in place since January 1999 during the construction of this house by Citrus Hills as grandfathered in, seconded and all in favor. Add a note to the file that when this property is sold that the fence would need to be brought up to current requirements.

Approved the following:

1590 St James Loop: roof color

1899 St. James Loop: house approval, with condition that they submit for exterior color approval prior to that work being completed.

Communication – President:

A letter will be sent to all members regarding a reminder about correcting miscellaneous violations in the community.

Web site – Bob Chair and 3 other board members not Jerry: Will be sending some pricing examples of other options to the Board. Discussed value and traffic on current site.

Unfinished Business: none

New Business:

Motion by Suzanne Novita to allow attorney Ann Hawthorn to review and integrate Articles of Incorporation and revised Bylaws, seconded and all in favor.

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

Motion by Suzanne Novita adjourn the meeting at 3:54 p.m., seconded and all in favor.

Submitted by: Trudy McLaughlin, CAM for

Carl C. Paolara Jr.
For the Secretary

9 - 19 - 2023

Date