

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES SEPTEMBER 19, 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, Robert White. Tom Kelly was present via speaker phone. Also present: Trudy McLaughlin, CAM and Dennis Contois members. A quorum was established.

The reading of the Board Meeting minutes from July 18, 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.

President's Report:

Discussion regarding the 2024 Villages Services Management contract.

Motion by Suzanne Novita to execute the management contract, seconded and all in favor. The Board asked Management if the terms can be changed to advise Association by August 1st with next year's contract pricing.

Manager's Report: Trudy McLaughlin, CAM – Reimbursement for Suzanne Novita \$41.89 for copier ink, \$1,114.24 to Dennis Contois for new binders to mail to all owners with integrated Restrictions, Articles of Incorporation and Bylaws.

Social: Lisa Kelly volunteered to handle the yard sale is scheduled for October 14 and 15 from 8-5 pm. Post cards were mailed and notice on our website was placed.

PRC:

Motion by Suzanne Novita to contact attorney Ann Hawthorn regarding sending a letter to the owner of a 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. Want to advise that when this property is sold the fence would need to be brought up to current requirements, if allowable.

Approved the following:

Jurman 1617 Pacific yellow exterior color and lattice around a/c & bottom of shed.

1899 St James Loop new house colors, Mize colors approved.

1351 Mediterranean way shed completed application, received slab and stucco/shingle confirmation.

1695 St James exterior colors and fencing

Communication – President:

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

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: Still working on flagpole options.

New Business:

Motion by Suzanne Novita to sign contract with Citrus Hills Golf and Country Club for annual meeting on March 26 and send \$125 deposit, seconded and all in favor.

Motion by Suzanne Novita to send an intent to run to all members with the statement with a deadline in January 2024, seconded and all in favor.

Motion by Suzanne Novita to approve integrated Articles of Incorporation and Bylaws from the attorney, seconded and all in favor. Will update the web site document tab.

Motion by Suzanne Novita adjourn the meeting at 3:42 p.m., seconded and all in favor.

Submitted by:  Trudy McLaughlin, CAM for

For the Secretary

10-17-23

Date