

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES SEPTEMBER 19, 2024

The meeting of Cambridge Greens of Citrus Hills was brought to order at 2:15 PM. Those in attendance were Suzanne Novita, Marianne Messina, Jerry Paqueen, Carl Puylara and Tom Kelly (via speaker phone). Also present: Trudy McLaughlin, CAM. Dennis Contois, David Beavers and Dawn Niebuhr members. A quorum was established.

**The reading of the Board Meeting minutes from August 20,2024, were read and approved by a motion from Suzanne Novita, seconded and all in favor.**

Treasurer's Report:

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

President's Report: Accept resignation of Dennis Contois and assistant to the President.

**Motion by Suzanne Novita to cancel contract with VSC for management for 2025, seconded and all in favor.**

Manager's Report: Trudy McLaughlin, CAM – 13 new owners so far in 2024. Will be mailing the required post card to all owners about the availability of the Documents on the website.

Social: There were no volunteers at the annual meeting for a welcoming committee, Ms. Kelly volunteered for the yard sale for 2024. Will be held on October 19.

PRC:

No new approvals

Web site: Marianne Messina gave a detailed presentation on the upgraded web site. Also discussed the ability to fill out forms and pay online.

**Motion by Suzanne Novita to reimburse Marianne Messina \$288 for one year domain name and \$16.99 for the web site, seconded and all in favor.**

Unfinished Business: Flagpole labor pricing placed on hold until after MRTA process completed.

New Business:

None

**Motion by Suzanne Novita to adjourn the meeting at 3:05 p.m., seconded and all in favor.**

Submitted by: Trudy McLaughlin, CAM for

\_\_\_\_\_  
For the Secretary

\_\_\_\_\_  
Date