

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES OCTOBER 17, 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, Tom Kelly, Jerry Paqueen, Robert White. Also present: Trudy McLaughlin, CAM. Dennis Contois and Doug Barmore members. A quorum was established.

The reading of the Board Meeting minutes from September 19, 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 current delinquencies.

Manager's Report: Trudy McLaughlin, CAM – Anne Hawthorn \$137.50 to review email authorization and notification to the members regarding the consolidation.

Social: Reimbursement to the Social Committee for yard sale \$120.21. Discussed next year will change to Friday and Saturday instead of Saturday and Sunday.

PRC:

After an opinion from our attorney, the owner of a solid fence at 1611 Baltic has been grandfathered in and cannot be required to bring up to current requirement upon sale.

Approved the following:

1730 Pacific solar

1559 Hartford fence

1898 Monopoly awning

Communication – President:

A letter will be sent to all members regarding a reminder about correcting miscellaneous violations in the community with the statements. Will add helpful numbers to the new member document binders.

Web site – Bob Chair and 3 other board members not Jerry: Met with three possibilities and they were unwilling or not interested.

Unfinished Business: Still working on flagpole options.

New Business:

Motion by Suzanne Novita to approve \$27,265 budget for 2024 and maintain the \$75 yearly assessment, seconded and all in favor.

Motion by Suzanne Novita adjourn the meeting at 3:45 p.m., seconded and all in favor.

Submitted by: Trudy McLaughlin, CAM for

For the Secretary

Date