

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES NOVEMBER 21, 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 a member. A quorum was established.

The reading of the Board Meeting minutes from October 17, 2023, were read and approved by a motion from Jerry Paqueen, 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 – \$1113.64 reimbursement to Dennis Contois for office supplies for binders and \$15.62 to Jerry Pequeen for marker and sign materials.

Social: Will ask for volunteers at the annual meeting.

PRC:

Approved the following:

1695 St James Loop, shed, need to confirm shingles to match house and 6' maximum size door.

1614 Ventnor, fence (replied to violation letter not as submitted)

1592 Ventnor fence (replied to violation letter will paint white)

Motion by Tom Kelly to deny the new mailbox at 1752 Pacific Lane, not harmonious, seconded and all in favor.

Communication – President:

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

Web site – Updating the PRC tab with new forms, criteria and check lists. Adding helpful numbers also to web site.

Unfinished Business: Still working on flagpole options.

New Business: None

Motion by Suzanne Novita adjourn the meeting at 2:55 p.m., seconded and all in favor.

Submitted by: Trudy McLaughlin, CAM for

For the Secretary

1-16-24

Date