

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES August 16, 2022

The meeting of Cambridge Greens of Citrus Hills was brought to order at 1:00 P.M. Those in attendance were Suzanne Novita, Carl Puylara, Dennis Contois and Robert White. Jerry Paqueen was absent. Also present: Trudy McLaughlin, CAM. A quorum was established.

**The reading of the Board Meeting minutes from July 19, 2022, was read by a motion from Suzanne Novita, seconded and all in favor.**

Presidents Report: Citrus County responded to the letter about speeding on Hartford and will conduct a traffic study and add patrols.

Treasurer's Report:

**Motion by Suzanne Novita to approve the Treasurer's Report, seconded and all in favor.** The Financials are forwarded each month to the Board for review and are filed in the Association records.

Manager's Report: Trudy McLaughlin, CAM - Eighteen new re-sales in 2022 so far. Discussed recent violations.

**Motion by Suzanne Novita to approve the Annual Meeting on March 7, 2023, with Citrus Hills Golf and Country Club and proceed with deposit and contract, seconded and all in favor.**

Social Committee/Welcome: Suzanne will prepare an update to the septic to sewer for the web site.

Architectural Committee: Will be sending a few violation notices for political signs and parking on the grass.

Nomination – all 5 board members:

**Motion by Suzanne Novita to send intent to run forms with the statements with the deadline as December 31, 2022 to submit for the March 7 Annual Meeting, seconded and all in favor.**

Communication – Suzanne Chair and 3 other board members not Dennis: Working on a newsletter for the members


Document – Dennis Chair: The Committee has reviewed the Bylaws and will have an update at the next meeting for the Boards review.

Web site – Bob Chair and 3 other board members not Jerry: Lynx 123 responded regarding our current web site and will research other subcontractors. Will add a cost code for the future budget, specifically for the web site.

Unfinished Business: Will have more information on no soliciting and deed restricted signs options for both the entrance signs at the next meeting.

New Business: None

Motion by Suzanne Novita to adjourn the meeting at 2:12 p.m., seconded and all in favor.

Submitted by:  Trudy McLaughlin, CAM for

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

\_\_\_\_\_  
Date