

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES December 13, 2022

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

The reading of the Board Meeting minutes from November, 2022, was waived by a motion from Suzanne Novita, seconded and all in favor.

Presidents Report: Citrus County responded to the letter about speeding on Hartford and patrols have been successful in issuing tickets and will continue to monitor. Reviewed the meeting dates for 2023

Treasurer's Report: The financials for November we not yet prepared for the meeting.

Manager's Report: Trudy McLaughlin, CAM – Violation letter sent for BNB short term rental violation as the Attorney felt it was prudent since some months have gone by since our first violation letter. Will send to the attorney if not removed from the site in 14 days. Entrance lights and new signs (no soliciting and deed restricted) added to both entrances for \$318 to Bailey Electric and \$52 reimbursed Carl Puylara for bulbs. Property Manager will be contacting electrician to repair flag lights at both signs. Thank you to Doug Kline for placing Christmas lights at each entrance, in the future Mr. Pequeen will store them for next year.

Document – Dennis Chair: The Committee prepared the final amendments for Board review and to place with the annual meeting package.

Motion by Dennis Contois to approve amendments and send to the attorney for opinion, review and prepare package for annual meeting vote, seconded and all in favor.

Web site – Bob Chair and 3 other board members not Jerry: Geri Bond from VSC will get with the webmaster and inquire on the password and how to gain access to the site.

Unfinished Business: none

New Business:

Motion by Suzanne Novtia to adjourn the meeting at 2:08 p.m., seconded and all in favor.

Submitted by: Trudy McLaughlin, CAM for

For the Secretary

1-17-23

Date