

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES July 19, 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, 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 Dennis Contois, seconded and all in favor.

Presidents Report: Established a few new committees.

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 - Fifteen new re-sales in 2022 so far. Discussed recent violations.

Architectural Committee: Dennis Contois volunteered for the ACB Committee. Approvals:

1537 Ventnor colors
1461 Hartford shed
1415 Mediterranean post lamp
1752 Pacific new house

Unfinished Business: None

New Business:

Motion by Dennis Contois to have a couple of Board Members research making the "Deed Restricted" and "No soliciting" more visible at both of the signs and gain ideas and prices for the Board to review at the next meeting, seconded and all in favor.

Motion by Dennis Contois to establish a Web Site Committee with Bob White the Chairperson and three other Board Members except Jerry Pequeen, seconded and all in favor. Will get with the current web master to discuss possibilities for redesign and revitalization and find out what kind of software he uses.

Motion by Dennis Contois to establish a Nominating Committee made up of the entire Board, seconded and all in favor. We currently have one opening for 2023.

Motion by Dennis Contois to establish a Communication Committee with Suzanne Novita as Chairperson and three other Board Members not Dennis Contois, seconded and all in favor. They will be working on a newsletter to either mail to all owners or email to the current group.

Motion by Suzanne Novita to establish a Document Committee with Dennis Contois as Chairperson, seconded and all in favor.

Motion by Suzanne Novita to adjourn the meeting at 2:33 p.m., seconded and all in favor.

Submitted by: Trudy McLaughlin, CAM for

For the Secretary

8-16-22

Date