

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES June 7, 2022

The meeting of Cambridge Greens of Citrus Hills was brought to order at 3:00 P.M. Those in attendance were Suzanne Novita, Jerry Pequeen, Carl Puylara and Robert White. Also present: Trudy McLaughlin, CAM and Dennis Contois and George Bendson, members. A quorum was established.

The reading of the Board Meeting minutes from August 31, 2021 and Organizational Minutes from March 23, 2022, was read by a motion from Jerry Pequeen, seconded and all in favor.

Presidents Report: Discussed restrictions and bylaws. Discussed the social committee and establishing a welcoming committee.

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.

Motion by Robert White to approve the \$10 increase for Carrolls Landscaping beginning May 31, 2022. It will be \$60 per month for both entrances. Seconded and all in favor. The board is happy with the service and there has been no increase since 2015.

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

Architectural Committee: Following approvals:

1537 Ventnor shed
1715 St James exterior colors
1898 Monopoly new house
1797 Hartford new house

Unfinished Business: None

New Business: Michael Woythaler will be our third member of the fine committee.

Motion by Suzanne Novita to appoint Dennis Contois to the Board of Directors until 2023, seconded and all in favor.

Motion by Carl Puylara to adjourn the meeting at 4:15 p.m., seconded and all in favor.

Submitted by:

Trudy McLaughlin, CAM for

For the
Secretary

7-19-22

Date: