

CAMBRIDGE GREENS OF CITRUS HILLS, POA
ANNUAL MEETING
March 23, 2022
MINUTES

The Annual Meeting of Cambridge Greens was called to order by President Suzanne Novita at 6:00 PM. Present from the Board of Directors were: Jerry Pequeen and Suzanne Novita. Also present, representing Villages Services, was Trudy McLaughlin. Jan Obrebski was absent,

A quorum was certified at the 30% quorum requirements: 288 total properties. 53 Proxies and 34 persons in attendance for a total of 87.

Proof of Notice: The current roster was mailed the Annual Meeting package on February, 2022.

The minutes have been sent to all residents prior to the meeting, therefore the membership decided to forego the reading of the minutes. **A Motion to waive the reading and accept the Annual Meeting minutes of 2021 was made by Dennis Contois and seconded by Robert Kelley. All in favor. MOTION PASSED.**

PRESIDENT'S REPORT –Suzanne Novita:

Suzanne Novita introduced the Board Members and Property Manager in attendance. She also thanked the Architectural Committee Members. All ACB forms can be downloaded from the website at www.cgpoa.org. Any residents who are considering any changes to their property are first asked to check the Deed Restrictions and then submit an application for the ACB for review/approval. She also discussed speeding on E. Hartford Street and stated for owners to call the Sheriff's Department asking for assistance. She asked for volunteers for the social and fine committees and to let the Property Manager know if interested. Lindsey Parrish volunteered for the social committee.

TREASURER'S REPORT:

Copies of the year end financials were available for the owners at the Annual Meeting along with a copy of the next year's budget. The Association is in good shape financially.

UNFINISHED BUSINESS: None

NEW BUSINESS:

An intent to run letter was mailed to all members that we have five open positions and received only four intent to run form after mailing the forms to all members, an official election was not necessary. Board members elected this year will serve a 2-year term (Suzanne Novita, Jerry Paqueen, Carl Puylara and Robert White). We did have a resignation and will have one open position that the Board can appoint at the next regular meeting. There were some questions about how violations are handled and that welcome letters are mailed to all new owners.

ADJOURNMENT:

With no further business the meeting was adjourned at 7:00 P.M. **Diane Schoenhardt made a Motion to adjourn the meeting, seconded and all in favor. MOTION PASSED.**

Submitted by:

Trudy McLaughlin, CAM for



Secretary

6-7-22

Date