

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES November 15, 2022

The meeting of Cambridge Greens of Citrus Hills was brought to order at 2:15 P.M. Those in attendance were Suzanne Novita, Jerry Pequeen, Carl Puylara, Dennis Contois and Robert White. Also present: Trudy McLaughlin, CAM and Meg Savage, member. A quorum was established.

The reading of the Board Meeting minutes from October 18, 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 and awaiting the results back to our President.

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. Drummond Bank is now Seacoast Bank in Crystal River. Reimbursed Dennis Contois for the flag for the entrance \$19.96 plus tax, thank you.

Motion by Suzanne Novita to waive \$.88 cents and \$1.11 from members account as they paid the past due balance, seconded and all in favor.

Motion by Suzanne Novita to begin intent to lien on 11-42 and 7-10, seconded and all in favor. These owners are three years behind.

Manager's Report: Trudy McLaughlin, CAM - 26 new re-sales in 2022 so far. Six recent violations letters mailed. May need to contact our attorney for an opinion on the short term rental violator if necessary.

Social Committee/Welcome: We will ask for volunteers at the Annual Meeting.

Architectural Committee: Two additional committee volunteers Tom Kelly and Dennis Contois.

Motion by Suzanne Novita to begin fine process for 1876 St. James if trailer, boat or storage items are not removed in 14 days, seconded and all in favor.

Communication – Suzanne Chair and 3 other board members not Dennis: Newsletter ready to be mailed with the statements and intent to run for Board.

Document – Dennis Chair: The Committee will be meeting again to begin the review of the Restrictions. The final suggestions will be sent to the Attorney for review prior to adding to the Ballot/Proxy for the Annual Meeting. The Board will then decide if new books will be ordered to mail to all owners or just new owners.

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.

Motion by Dennis Contois to have the Balance sheet and Income/Expense statements posted on web site after board approves beginning with the end of the year 2022, seconded and all in favor.

Unfinished Business: No soliciting and deed restricted signs for both the entrance signs using reflective letters was discussed and will be ordered by Bailey Signs if under the \$500 estimate. Will give an update at the next Board Meeting. Property Manager will ask

landscaper to trim the tree limb interfering with the flag at the east entrance. If the volunteers cannot repair the flag lights at both entrances, the Board approves the Property Manager to contact an electrician to make repairs. The Board will also reimburse Board Member for future flag purchases for the entrances.

New Business:

Motion by Carl Puylara to approve the \$33,747 budget and maintain the \$75 annual assessment, seconded and all in favor.

Motion by Dennis Contois to adjourn the meeting at 4:08 p.m., seconded and all in favor.

Submitted by: Trudy McLaughlin, CAM for

For the Secretary

Date