

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES October 180, 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 and Robert White. Dennis Contois was absent. Also present: Trudy McLaughlin, CAM. A quorum was established. Sign in sheet for two owners attached.

The reading of the Board Meeting minutes from September 20, 2022, was read by a motion from Suzanne Novita, seconded and all in favor.

Presidents Report: Citrus County responded to the letter about speeding on Hartford and will conduct a traffic study and add patrols and get the results back to our President. Will work on a newsletter to send with the statements.

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 Suzanne Novita to approve 10% increase for VSC contract, seconded and all in favor.

Manager's Report: Trudy McLaughlin, CAM - 24 new re-sales in 2022 so far. Three recent violations letters mailed.

Social Committee/Welcome: Lindsey Parrish will resign after the yard sale and will ask for volunteers at the Annual Meeting. Yard sale was a success.

Architectural Committee: Discussed possible name change which would involve an amendment for the Restrictions everywhere the old name was used. Hold on Bylaw changes until next Board Meeting.

Nomination – all 5 board members: Dennis Contois is the only board member up for election. Sending intent to run forms with the statements with the deadline as December 31, 2022.

Communication – Suzanne Chair and 3 other board members not Dennis: Newsletter will be mailed with the statements.

Document – Dennis Chair: The Committee will be meeting again to begin the review of the Restrictions. It was discussed to create an amendment or revise and reinstate the entire document.

Web site – Bob Chair and 3 other board members not Jerry: The web master updates the website within 10 working days or sooner of a request for no charge.

Unfinished Business: No soliciting and deed restricted signs for both the entrance signs using reflective letters was discussed. Will give an update at the next Board Meeting. Thank you to the Board Member that cleaned the sign at Monopoly and Liberty.

New Business: None

Motion by Suzanne Novita to adjourn the meeting at 3:45 p.m., seconded and all in favor.

Submitted by: Trudy McLaughlin, CAM for

For the Secretary

Date