

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES September 20, 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, Dennis Contois and Robert White. Carl Puylara was absent. Also present: Trudy McLaughlin, CAM. A quorum was established.

**The reading of the Board Meeting minutes from August 16, 2022, was read by a motion from Dennis Contois, 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.

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 Dennis Contois to waive small balance for 01-19, seconded and all in favor.**

Manager's Report: Trudy McLaughlin, CAM - Nineteen new re-sales in 2022 so far. No recent violations. Changing meeting time to 2:15 pm.

Social Committee/Welcome: Lindsey Parrish volunteered to hold a yard sale.

**Motion by Suzanne Novita to reimburse Lindsey Parrish \$154.33 for yard sale supplies, seconded and all in favor.** (Copies, signs and newspaper ad)

Architectural Committee:

**Motion by Jerry Paqueen to approve three requests listed below, seconded and all in favor.**

1680 Monopoly solar panels and roof shingles, 1660 Hartford Solar panels and 1604 Hartford driveway paint color. (Dennis did not vote to affirm the driveway gray paint color)

A newsletter item will be added to state members should begin exterior cleanup for example, roofs and driveways and bring the draft to the October 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 was sent to the members regarding septic/sewer update.

Document – Dennis Chair: The Committee has reviewed the Bylaws and will have an update at the next meeting for the Boards review, they are meeting next week again.

Web site – Bob Chair and 3 other board members not Jerry: Send another email to Lynx 123 for some information on our type of program.

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.

**Motion by Suzanne Novita to approve the above signs not to exceed \$500 for both, seconded and all in favor.**

New Business: None

**Motion by Suzanne Novita to adjourn the meeting at 2:20 p.m., seconded and all in favor.**

Submitted by: Trudy McLaughlin, CAM for

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For the Secretary

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Date