

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
December 3, 2014

The meeting of Cambridge Greens of Citrus Hills was brought to order at 9:30 AM. Those in attendance were Allan Devine (via conference call), Ray Simard, Carol Chance and Douglas Kline. Absent: Carole Peters. Also Present: Amber Proctor, CAM, Dennis Contois and Jeff McMillin from the Document Review Committee. A quorum was established.

The reading of the minutes from September 24, 2014 was waived with no corrections by a motion from Carol Chance, second by Ray Simard. All in favor. Motion passed.

Presidents Report: Allan Devine -

A. Document Review Committee – Dennis Contois and Jeff McMillin:

Linda Deptola, CAM was not able to attend the Meeting to answer questions and report her findings after talking with Dennis Lynn our Attorney. The Meeting will be rescheduled for January 7, 2014, 9:30am at Villages Services. Dennis and Jeff went over some highlights of the changes made by the Document Review Committee for the Board to see and copies were sent home for the Board to review.

Vice Presidents Report: Ray Simard –

Nothing to report.

Treasurer's Report: Doug Kline - To date Current Assets are \$52,903.88, \$2,247.32 in Liabilities, \$21,032.72 Reserves and \$29,823.84 in Total Fund Balance, Other Assets of \$200.00. **Motion to approve the Treasurer's Report and file for audit by Ray Simard, second by Carol Chance, All in favor. Motion passed.**

Secretary's Report: Carol Chance -

Nothing to report.

Managers Report: Amber Proctor, CAM -

- A. Entrance sign update: Bruce has started the work on the signs and hopes to have the project completed by the end of the month.
- B. Landscape Bids: Three bids were presented to the Board for the Landscape/Grounds Maintenance around the two CMG of CH entrance signs. Mann-icure Lawn, Carroll's Lawn, and Tender Touch Landscape. After reviewing the bids **A Motion was made by Allan Devine to go with Carroll's Lawn Service: \$1,300.00 for the landscape work at both entrance signs per drawing provided, \$50.00 monthly maintenance fee, and a watering schedule as follows: 32 watering's @ \$30.00 totaling \$960.00; 3 watering's per week for first two months and 2 watering's per week for the third month; Guaranteeing the plants while on the watering schedule. Seconded by Carol Chance. All in favor. Motion passed.**

The Social Committee: Carol Chance -

The Fall Get Together on November 8, 2014 was a success, the Board only wished to have more of a turn out. Only about half of the people who RSVP showed up.

ACB: Ray Simard -

Ray turned in his 2014 Architectural Control Board Report. One re-roof for the month of November.

Unfinished Business:

If you have an interest to run for the Board please submit your request in writing and include a short bio of yourself and mail to Villages Services at 2541 N. Reston Ter. Hernando, FL 34442.

New Business:

Nothing to report.

The next Board of Directors Meeting will be held on January 7, 2014, 9:30a.m.; at Villages Services located at 2541 N. Reston Ter., Hernando, FL 34442.

Meeting adjourned at 12:25pm. Motion by Doug Kline, second by Carol Chance. All in favor. Motion passed.

Submitted by:
Amber Proctor, CAM for

Carol Chance
Secretary

Date: