

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

April 7, 2015

The meeting of Cambridge Greens of Citrus Hills was brought to order at 10:00 AM. Those in attendance were Allan Devine, Eric Adolfsson and Douglas Kline. Absent: Carol Chance. Also present: Trudy McLaughlin, CAM, Elaine Boszak and Meg Savage, owners. A quorum was established.

Motion by Douglas Kline to appoint Al Devine as President, seconded by Al Devine, all in favor.

Motion by Al Devine to appoint Douglas Kline as Treasurer, seconded by Douglas Kline, all in favor.

Motion by Al Devine to appoint Carol Chance as Secretary, seconded by Douglas Kline, all in favor.

Motion by Al Devine to appoint Eric Adolfsson as Vice-President, seconded by Douglas Kline, all in favor.

The reading of the minutes from January 7, 2015 was waived with no corrections by a motion from Douglas Kline, second by Al Devine, all in favor.

Presidents Report: Allan Devine -

A. Resignation of Douglas Ellis was received by the Association.

Motion by Douglas Kline to appoint Ray Simard to fill the Board position and serve until 2017, second by Al Devine and all in favor.

B. Document Review:

Al Devine reviewed some of the suggested changes made by the Document Review Committee for the Board to review. The Board will make their final review and will be ready with comments at the next Board Meeting.

Treasurer's Report: Doug Kline -

Motion by Douglas Kline to waive \$1.11 from three (3) member's accounts, second by Al Devine, all in favor.

Motion by Douglas Kline to approve the Treasurer's Report, second by Al Devine, all in favor.

Managers' Report: Trudy McLaughlin, CAM -

The Property Manager will continue to mail welcome letters to all new owners with ACB and the web site information. Cambridge Greens did receive \$2,000 from Cambridge Greens, First Addition, and in the future if the Association wants First Addition to share in costs, please involve them in the beginning in the future.

The Social Committee: no report

ACB: Ray Simard -

Ray submitted a spread sheet of approvals in 2015. Three violation courtesy cards were left in the paper box by the Property Manager and the violation were corrected without sending a violation letter.

Unfinished Business:

Entrance sign update: The sign and plants have been installed. Carroll's Landscaping provided pricing for concrete landscaping border and rock as bed material for the Board's consideration.

New Business: None

Motion by Allen Devine to adjourn the meeting at 11:05 a.m., second by Eric Adolfsson Kline, all in favor.

Submitted by:
Trudy McLaughlin, CAM for

Carol Chance
Secretary

Date: