

CAMBRIDGE GREENS OF CITRUS HILLS, POA
ANNUAL MEETING
MARCH 22, 2017
MINUTES

The Annual Meeting of Cambridge Greens was called to order by President, Allan Devine at 6:30 PM. Present from the Board of Directors were, Allan Devine, Doug Kline, Eric Adolfsson, Ray Simard and Carol Chance. Also present, representing Villages Services, was Trudy McLaughlin, CAM and Megan Barker, CAM.

A quorum was certified: 288 total properties. 61 Proxies and 33 persons in attendance for a total of 94, which does constitute a quorum of 30% (Florida Statutes minimum requirement)

Proof of Notice: The current roster was mailed the Annual Meeting package on February 22, 2017.

The minutes have been sent to all residents prior to the meeting, therefore the membership decided to forego the reading of the minutes. **A Motion to waive the reading and accept the Annual Meeting minutes of March 23, 2016 was made by Paul Sciaba and seconded by Dennis Contois. All in favor. MOTION PASSED.**

PRESIDENT'S REPORT – Al Devine:

Mr. Devine introduced the Board Members in attendance.

There is not much new to report because we are an administration that is put in place to oversee the fiscal well-being of our organization and maintain compliance of the deed restrictions. We received suggestions from the membership last year and the Board of Directors met, discussed and promoted changes to the recorded Documents. The new entrance signs were in place last year with landscaping to contribute to the Cambridge Greens Community. The Association is physically and financially looking good. These are both due to proper management and fiscal responsibility.

TREASURER'S REPORT - Doug Kline:

Copies of the year end financials were available for the owners at the Annual Meeting along with a copy of the next year's budget. The Association is in good shape financially.

SECRETARY'S REPORT- Carol Chance:

We have had a good year in our community and have welcomed 13 new residents to Cambridge Greens.

COMMITTEE REPORTS:

Architectural Control Board: We had a total of 13 ACB requests and one new construction for the 2015 year. All ACB forms can be downloaded from the website at www.cgpoa.org. Any residents who are considering any changes to their property are first asked to check the Deed Restrictions and then submit an application for the ACB for review/approval. Thanks to our volunteers.

Social Committee: We had two social events this last year: The Committee arranged a light up Cambridge Greens during the holidays and the community yard sale. We had three winners of Lowes gift certificates of \$100, \$75 and \$50, thank you to all those who participated. Thank you to the Social Committee members for your help. If anyone has any ideas for events in the forthcoming year, please let the Association know.

UNFINISHED BUSINESS:

Al Devine asked for volunteers for the Welcome Committee and a sign-up sheet was made available for members to volunteer.

NEW BUSINESS:


Results of the vote tabulation: The Board currently consists of a five (5) residents serving two year terms. At the time of the annual meeting package being mailed to the membership, we have three open positions and received resumes from three individuals. So we had enough individuals who have expressed interest in either staying on the present board and new candidates who have come forth and volunteered their services. Nominations were requested from the floor for the election at this meeting. There being no nominations for directors, the nominations were closed by the President. Because there are candidates equal to the number of vacancies on the Board, the election is a formality. Board members elected this year were Carol Chance, Eric Adolfsso and Ray Simard.

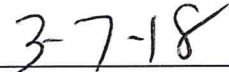
The membership discussed the current restrictions with regards to sheds and the three types of foundations that would be approved. Because the documents were just amended last year, no current changes were requested at this time. The process of issuing letters to owners to bring violations into compliance was also discussed.

ADJOURNMENT:

With no further business the meeting was adjourned at 7:37 P.M. **Paul Sciaba** made a **Motion to adjourn the meeting, second by James Meister. All in favor. MOTION PASSED.**

Submitted by:
Trudy McLaughlin, CAM for

X 
Carol Chance
Secretary


Date: