

CAMBRIDGE GREENS OF CITRUS HILLS, POA  
ANNUAL MEETING  
MARCH 25, 2015  
MINUTES

The Annual Meeting of Cambridge Greens was called to order by President, Allan Devine at 7 PM. Present from the Board of Directors were, Allan Devine, Doug Kline and Ray Simard. Carol Chance was absent. Also present, representing Villages Services, was Trudy McLaughlin, CAM; Laila Whitaker and Michelle Maidlow, Accountant.

A quorum was certified: 288 total properties – 5 delinquent accounts = 283. 76 Proxies and 27 persons in attendance for a total of 103, 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 17, 2015.

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 19, 2014 was made by Paul Sciaba and seconded by Shirley Devine. All in favor. MOTION PASSED.

**PRESIDENT'S REPORT – AI 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 several projects. First being the Entrance Signs. The signs are now in place with landscaping and contribute to the Cambridge Greens Community. I would like to thank all that were instrumental in our endeavor. Second was the Bylaw and Document Review Committee which was spearheaded by Dennis Contois, Jeff McMillen and Meg Savage. Their report was recently filed and the Board of Directors are reviewing their recommendations. I would like to thank them for taking on this task. The Association is physically looking good and financially our dues paid are in the 98% range. These are both due to proper management and fiscal responsibility.

**TREASURER'S REPORT - Doug Kline:**

Total current assets at the end of 2014 are \$63,019.59, Total current liabilities are \$12,372.32. Total reserve funds are \$21,532.72. Total unrestricted fund balance is \$29,314.55. Total liability and fund balance as of December 31, 2014 are \$63,219.59. 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.

A Motion to accept the Treasurer's Report was made by Jacqueline Watson and seconded by Richard Mc Connell. All in favor. MOTION PASSED

**SECRETARY'S REPORT- Carol Chance:**

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

**COMMITTEE REPORTS:**

**Architectural Control Board:** We had a total of 15 ACB requests for the 2014 year. A copy of the Architectural Control Board Report for the year was available at the membership meeting. All ACB forms can be downloaded from the website at [www.cgpoa.org](http://www.cgpoa.org) . The ACB will probably be called the Architectural Review Committee in the future. 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 also had a social get-together at the Elks Club in Hernando on November 8, 2014, the turnout was lower than expected, but the comments from those who did attend seemed to be favorable. Thank you to the Social Committee members for your help. The annual community yard sale was held on February 7, 2015, and had good participation for the event.

**UNFINISHED BUSINESS:**

Al Devine asked for volunteers for the Welcome Committee and Web Site 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 two open positions and received resumes from two 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 are Al Devine, Douglas Kline, Carol Chance, Eric Adolfsson and Douglas Ellis, Jr.

Al Devine asked for volunteers to be on the "Document Review Committee" and a sign-up sheet was available.

**ADJOURNMENT:**

With no further business the meeting was adjourned at 8:10 P.M. Jacqueline Watson made a Motion to adjourn the meeting, second by Raymond Simard. All in favor. MOTION PASSED.

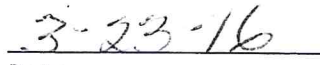
Submitted by:

Trudy McLaughlin, CAM for



Carol Chance

Secretary

  
Date: