

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
December 11, 2017

The meeting of Cambridge Greens of Citrus Hills was brought to order at 2:00 P.M. Those in attendance were Carol Chance, Eric Adolfsson, Doug Kline and Ray Simard. Al Devine was absent. Also present: Trudy McLaughlin, CAM. A quorum was established. Two members were present: Paul Sciaba and Ed Watson.

The reading of the Board Meeting minutes from January 26, 2017 and February 2, 2017 and Organizational Meeting from March 22, 2017 was waived by a motion from Carol Chance, second by Doug Kline, all in favor.

Presidents Report: Allan Devine – The Board has accepted the resignation of Al Devine and thanked him for all his years of service.

Motion by Carol Chance to have Ray Simard become the President and Eric Adolfsson as the Vice-President due to the resignation of the President, second by Doug Kline, all in favor.

Vice-Presidents Report: Eric Adolfsson- Eric Adolfsson updated the Board on alternate trash subcontractors in the subdivision. The County has also begun the resurfacing of area roadways.

Treasurer's Report: Doug Kline -

Motion by Ray Simard to approve the Treasurer's Report, second by Carol Chance, all in favor.

Motion by Carol Chance to begin intent to lien and foreclosure on 4 (four) delinquent accounts 1-3, 1-52, 5-23 and renew expiring lien on 2-23, second by Ray Simard, all in favor.

Motion by Eric Adolfsson to approve the 2018 Assessments of \$75 and Budget of \$21,600, second by Ray Simard, all in favor. No increase.

Motion by Ray Simard to allow Treasurer's discretion to place expiring CD on 1-15-17 from Nature Coast Bank, second by Carol Chance, all in favor.

The Financials are forwarded each month to the Board for review and are filed in the Association records.

Manager's Report: Trudy McLaughlin, CAM - Fourteen new re-sales in 2017 so far.

The Social Committee: Carol Chance - Working on yard sale for Spring 2018.

ACB: Ray Simard -

Ray submitted a spread sheet of approvals, 9 approvals and a few pending changes.

Unfinished Business: None

New Business:

Motion by Ray Simard to approve sending an intent to run letter to the Membership for the five (5) openings on the Board and have the applicants submit by January 12, 2018, so the slate for the annual meeting can be prepared for mailing, second by Carol Chance, all in favor.

Motion by Carol Chance to allow Villages Service Coop to be the Ballot Committee for the Annual Meeting to be held on March 7, 2018 at 6 p.m., second by Ray Simard, all in favor.

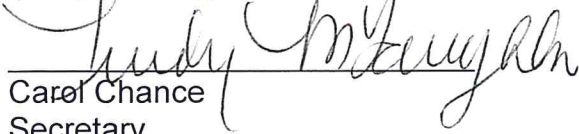
Motion by Doug Kline to approve the proposal from Hagar Insurance for General Liability for \$489 annually, second by Carol Chance, all in favor.

Motion by Carol Chance to allow and reimburse Doug Kline to purchase extension cords, two timers and lights for both entrances to decorate for the holidays, second by Ray Simard, all in favor. Thank you to Doug Kline for volunteering to purchase and install.

Motion by Doug Kline to adjourn the meeting at 3:10 p.m., second by Ray Simard, all in favor.

Submitted by:

Trudy McLaughlin, CAM for



Carol Chance
Secretary

_____ Date: