

CAMBRIDGE GREENS OF CITRUS HILLS, POA
ANNUAL MEETING
MARCH 7, 2018
MINUTES

The Annual Meeting of Cambridge Greens was called to order by Secretary, Carol Chance at 6:35 PM. Present from the Board of Directors were, Doug Kline, Eric Adolfsson and Carol Chance. Also present, representing Villages Services, was Trudy McLaughlin.

The Annual Meeting was adjourned as there was not 30 % quorum at 6:37 PM.

The Annual Meeting of Cambridge Greens was recalled to order by Secretary, Carol Chance at 6:40 PM. A quorum was certified at the reduced 15% quorum requirements: 288 total properties. 56 Proxies and 22 persons in attendance for a total of 78.

Proof of Notice: The current roster was mailed the Annual Meeting package on January 31, 2018.

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 22, 2017 was made by Al Devine and seconded by Meg Savage. All in favor. MOTION PASSED.**

PRESIDENT'S REPORT – Ray Simard by Carol Chance:

Carol Chance introduced the Board Members and Property Manager in attendance. She also thanked Al Devine for his long service on the Board and serving as Past President, a round of applause was given. She also stated that there is at least one other option for those seeking trash service alternatives and reminded owners we are on county roadways.

TREASURER'S REPORT – Trudy McLaughlin for 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 AND SOCIAL COMMITTEE- Carol Chance:

We have had a good year in our community and have welcomed 17 new residents to Cambridge Greens. She also announced the upcoming date of March 24th for the community yard sale and if anyone is interested can sign up to be placed on the map.

COMMITTEE REPORTS:

Architectural Control Board: We had a total of 9 ACB requests. 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. The Property Manager explained the violation letter process and received three volunteers to serve on the fine committee if needed.

UNFINISHED BUSINESS:

Carol Chance asked for volunteers for the Architectural Control Board or Social Committee and a sign-up sheet was made available for members to volunteer.

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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 only one resume from Jan Obrebski after mailing intents to run to the Membership. Nominations were requested from the floor for the election at this meeting. Meg Savage stated she would become a Board Member and submit her nomination, being no other nominations for directors, the nominations were closed by the Secretary. Because there are candidates equal to the number of vacancies on the Board, the election is a formality. Board members elected this year were Jan Obrebski and Meg Savage.

ADJOURNMENT:

With no further business the meeting was adjourned at 7:10 P.M. **Al Devine made a Motion to adjourn the meeting, second by Paul Sciaba. All in favor. MOTION PASSED.**

Submitted by:
Trudy McLaughlin, CAM for

Carol Chance
Secretary

Date: