

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
April 23, 2014

The meeting of Cambridge Greens of Citrus Hills was brought to order at 9:30 AM. Those in attendance were Allan Devine, Ray Simard, Carol Chance, and Douglas Kline.

Also Present: Carole Peters, Association Member and Amber Proctor, CAM. A quorum was established.

A motion to accept Clayton Hart's resignation was made by Ray Simard, seconded by Carol Chance. All in favor Motion passed.

A motion to appoint Carole Peters to fill Clayton Hart's Director position was made by Allan Devine, seconded by Carol Chance. All in favor. Motion passed.

The reading of the minutes from February 26, 2014 was waived with no corrections by a motion from Allan Devine, second by Ray Simard. All in favor. Motion passed.

Presidents Report: Allan Devine -

A. Welcome Wagon: Allan Devine asked Carole Peters to head the "Welcome Wagon" since she has lived in the area for several years and has a great personality with years of experience in customer service. She accepted. Carol Chance will hand over materials needed and help train her with the welcoming procedures.

B. Update on the Document Review Committee: The document review committee met on Monday 21st at 9:30 with Dennis Contois, Meg Savage and Jeff McMillin. Also in attendance were Allan Devine, Amber Proctor, CAM and Trudy McLaughlin, CAM. The committee addressed a few concerns and Trudy and Amber answered any questions they had to help the committee start the review process. The Review Committee will meet over the next few months and make any changes or corrections they feel necessary then they will report to the Board what they have come up with and the Board will review and either accept or deny any changes.

C. Update on Newsletter: See Social Committee.

Vice Presidents Report: Ray Simard -

Nothing to report.

Treasurer's Report: Doug Kline - To date Current Assets are \$70,582.60, \$16,647.32 in Liabilities, \$21,032.72 Reserves and \$33,102.56 in Total Fund Balance, Other Assets of \$200.00.

Motion to approve the Treasurer's Report and file for audit by Carol Chance, second by Ray Simard, All in favor. Motion passed.

Secretary's Report: Carol Chance -

Nothing to report.

Managers Report: Amber Proctor, CAM -

A. Update on violation check: Violation check conducted on March 10, 2014 and a report was emailed to Ray Simard. Trailer has been removed from 1844 St. James Loop, weeds have been addressed and mowed at 1550 and 1418 St. James Loop, 1543 St. James Loop is currently working on improving the condition of the lawn, and letters will be mailed to 1688 and 1695 St. James Loop regarding the lawn.

B. Update on 1809 E. Hartford: All actions are on hold. A hearing is scheduled on May 12th at 3:30pm. Once the Board is notified of the results from the hearing they will proceed with the next step.

C. Letter to Citrus County Road Dept.: Allan Devine conducted a drive around to inspect the current conditions of the roads. After assessing the roads and the current situation with the MSBU the Board has decided not to write the letter and place this action on hold.

Action item: Send a thank you letter to Clayton Hart.

Action item: Give a courtesy call to 1218 N. Chance Way to see what the status is on the repairs to fence. Homeowner responded to second notice letting the Board know they would be taking care of the repairs to come back into compliance.

The Social Committee: Carol Chance -

May 3rd Kentucky Derby event has been canceled.

Update on newsletter: It was discussed that the newsletter information goes on the website instead of actual print. After a discussion the Board has decided to look into still having a newsletter printed twice a year. Carol will look into it and report back to the Board.

Next Social Committee Meeting will be held on June 16, 2014.

ACB: Ray Simard -

Nothing to report.

Unfinished Business:

Nothing to report.

New Business:

A. Discussion of Entrance Sign design ideas: The Board reviewed several pictures of signs around the area and agreed on a general design. Amber Proctor, CAM will research what is involved to change the signs and then gather three bids to report back to the Board with.

Action item: Three bids to update the entrance signs to Cambridge Greens of Citrus Hills.

The next Board of Directors Meeting will be held on May 28, 2014, 9:30a.m. at Villages Services located at 2541 N. Reston Ter., Hernando, FL 34442.

Meeting adjourned at 11:55am. Motion by Ray Simard, second by Carole Peters. All in favor. Motion passed.

Submitted by:

Amber Proctor, CAM for

Carol Chance
Secretary

Date: