

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
February 26, 2014

The meeting of Cambridge Greens of Citrus Hills was brought to order at 9:33 AM. Those in attendance were Allan Devine, Ray Simard, Carol Chance, Douglas Kline, and Clayton Hart. Also in attendance were Diane Evans, CAM and Amber Proctor, CAM. A quorum was established.

**The Minutes from January 8, 2014 were approved after the reading by a motion from Douglas Kline, second by Ray Simard, ALL in favor. Motion passed.**

Presidents Report: Allan Devine -

Announced we had a new homeowner at 1498 E. St. James Loop.

Received final Judgment of Foreclosure on 1809 E. Hartford St. Public sale is scheduled on March 27, 2014 at the Inverness Courthouse beginning at 10:00a.m.

The "Owner Reminder" form for minor violations was created and viewed by the board. Allan requested a monthly report be emailed to Ray Simard of the results from the monthly ride around from Amber Proctor, CAM.

Ray Simard accepted the position of "Chairperson of Deed Restrictions in the Community."

The original volunteer for the Newsletter has backed out. Trish Nichols has volunteered to head up the Newsletter. She is currently working on the details.

Vice Presidents Report: Ray Simard -

Nothing to report.

Treasurer's Report: Doug Kline - To date Current Assets are \$74,038.31, \$20,145.00 in Liabilities, \$21,032.72 Reserves and \$32,860.59 in Total Fund Balance, Other Assets of \$200.00.

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

Secretary's Report: Clayton Hart -

We will ask for volunteers to be on the "Document Review Committee" at the Annual Meeting and a sign-up sheet will be available.

Managers Report: Amber Proctor, CAM -

**Motion to waive late fees and interest for account B03L01 made by Douglas Kline, second by Carol Chance, All in favor. Motion passed.**

We received final judgment of foreclosure on property 1809 E. Hartford and reviewed the subject earlier under the Presidents Report.

After Management reviewed the property at 1218 Chance regarding a fence that is in need of repairs a "Second Notice of Non-Compliance" was mailed.

An announcement was made that this will be Diane Evans, CAM last meeting for she is semi-retiring.

The Social Committee: Carol Chance -

Next Social Committee Meeting will be held on March 4, 2014 to go over the events for March social, calling tree and the Kentucky Derby.

ACB: Ray Simard -

A re-roof was completed at 1715 E. St. James Lp.

Unfinished Business:

Nothing to report.

New Business:

The Annual Meeting is set for March 19, 2014 at Citrus Hills Golf and Country Club. Social Hour will start at 5:30 PM and the Annual Meeting will start at 6:30 PM. Signs to announce the Annual Meeting will go up by the Cambridge Greens of Citrus Hills entrance signs and on the corner of Liberty and Hartford.

The next Board of Directors Meeting will be held on March 19, 2014 at Citrus Hills Golf and Country Club immediately following the Annual Meeting.

**Meeting adjourned at 10:42 A. M. Motion by Clayton Hart, second by Carol Chance, All in favor. Motion passed.**

Submitted by:  
Amber Proctor, CAM for

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Clayton Hart  
Vice President Secretary

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Date: