

CAMBRIDGE GREENS OF CITRUS HILLS, POA  
ANNUAL MEETING  
MARCH 19, 2014  
MINUTES

The Annual Meeting of Cambridge Greens was called to order by President, Allan Devine at 6:30 PM. Present from the Board of Directors were, Allan Devine, Doug Kline, Clayton Hart, Carol Chance and Ray Simard. Also present, representing Villages Services, was Diane Evans, CAM, Amber Proctor, CAM, and Geri Bond, CAM and Office Manager.

A quorum was certified by the Secretary and a copy of the notice was presented by Clayton Hart.

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 6, 2013 was made by Bill Nicholas and seconded by Jerry PeQueen. All in favor. MOTION PASSED.**

**PRESIDENT'S REPORT – Al Devine:**

Mr. Devine introduced the Board Members in attendance.

The Board worked very hard to accomplish getting the deed restrictions and covenants passed. This will now permit any amendments, changes, added to, or deleted revisions to the restrictions from 51% to now a majority of the voting interest present and voting, in person or by proxy at a duly called meeting where a quorum is present. I believe this change will facilitate our operation.

Update on past legal issues: The litigation pending last year relative to 1498 E. St. James loop property was resolved and has recently sold.

The 1809 E. Hartford St. property regarding the collapse of the driveway is on hold. A letter has been sent from our attorney to the property owner offering mediation. The association has yet had any response from the owner. The property is currently in foreclosure. Due to the cost of legal fees the Board has decided to put any further action on hold until the foreclosure is resolved.

Our legal fees this year was a total of \$317.00, which included \$50 regarding the 1498 E. St. James loop violation, \$100 regarding the 1809 E. Hartford St. home, and \$167 to review the amendments which was passed.

**VICE-PRESIDENT'S REPORT – Ray Simard:**

There was nothing to report at this time.

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

Total Current Assets at the end of 2013 are \$69,753.36, Total current liabilities are \$15,875.87. Total reserve funds are \$21,032.72. Total unrestricted fund balance is \$32,844.77. Total Liability and Fund Balance as of December 31, 2013 are \$69,753.36. A copy of the year end financials were available for the owners at the Annual Meeting along with a copy of the next year's budget, and they will be uploaded on the Web-site [www.cgpoa.org](http://www.cgpoa.org) .

**SECRETARY'S REPORT- Clayton Hart:**

There was nothing to report at this time.

**COMMITTEE REPORTS:**

Architectural Control Board: We had a total of 17 ACB requests for the 2013 year. A copy of the Architectural Control Board Report for the year was available at the membership meeting and included in the annual packet. All ACB forms can be downloaded from the website at [www.cgpoa.org](http://www.cgpoa.org) .

Social Committee: 2013 was eventful. The cook-out was a success with 66 people in attendance and the "Yard Sale" went well with 30 owners who participated in the event; a lot of great feedback. If you would like to be included in the Social Committee please contact Carol Chance. We would love to have you!

Newsletter Committee: Trish Nicholas has volunteered to head up the Newsletter Committee. She will put together and publish the newsletter. It's still a work in progress at this time.

Telephone Call Tree: (Al Devine spoke in Deb Clark's absence) Ms. Clark will organize and publish on the website as soon as it's completed.

#### **UNFINISHED BUSINESS:**

Results of the vote tabulation: (read by Diane Evans, CAM) Because there are candidates equal to the number of vacancies on the Board the election is a formality. Board members Al Devine, Douglas Kline, and Clayton Hart have been re-elected. 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.

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

#### **NEW BUSINESS:**

Al Devine announced the Board would like to take this opportunity to thank Diane Evans for all her hard work she provided to the Board as well as the association. Diane Evans has retired as of March 1<sup>st</sup> and Amber Proctor will be our new community manager.

#### **QUESTIONS FROM THE OWNERS:**

The membership addressed concerns about the conditions of the roads and would like the association to push to have the roads fixed.

**A Motion made by Jerry PeQueen and seconded by Margaret Savage to have the management company prepare a letter and send certified mail to the county road department and to also mail a copy to the county commissioner addressing the concerns of the community regarding the current conditions of the roadways.**

*Action item: Amber Proctor, CAM will send a letter to the County Road Department by certified mail and also send a copy by certified mail to the County Commissioner addressing the concerns of the community regarding the current conditions of the roadways.*

#### **ADJOURNMENT:**

With no further business the meeting was adjourned at 7:40 P.M. **Paul Sciaba made a Motion to adjourn the meeting, second by Doris Ricard. All in favor. MOTION PASSED.**

Submitted by:  
Amber Proctor, CAM for

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Clayton Hart  
Secretary

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Date: