

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
September 24, 2014

The meeting of Cambridge Greens of Citrus Hills was brought to order at 9:34 AM. Those in attendance were Allan Devine, Carol Chance and Douglas Kline.

Absent: Ray Simard and Carole Peters. Also Present: Amber Proctor, CAM and Michelle Maidlow, CPA. A quorum was established.

The reading of the minutes from May 28, 2014 was waived with no corrections by a motion from Carol Chance, second by Doug Kline. All in favor. Motion passed.

Presidents Report: Allan Devine -

A. Vote for the 2015 Budget: Michelle Maidlow, CPA attended the Meeting to answer any questions the Board had regarding the proposed Budget for 2015. **A motion was made by Doug Kline to accept the 2015 budget, with no increase, for an annual assessment of \$75.00, seconded by Carol Chance. See attached budget worksheet. All in favor. Motion passed.** Ray Simard voted to approve the 2015 Budget via email.

Vice Presidents Report: Ray Simard – (absent)

Nothing to report.

Treasurer's Report: Doug Kline - To date Current Assets are \$62,637.09, \$7,497.32 in Liabilities, \$21,032.72 Reserves and \$34,307.05 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 Allan Devine, All in favor. Motion passed.

Secretary's Report: Carol Chance -

Nothing to report.

Managers Report: Amber Proctor, CAM -

A. Entrance sign update: Several bid requests emailed out to redo the two Cambridge Greens of Citrus Hills signs off Hartford Street. Only Sandpiper sign submitted his bid in on time and within the scope the Board requested. **A Motion was made by Doug Kline to approve Sandpiper Sign to redo the two entrance signs off Hartford Street within the scope of the contract that is attached for \$11,305.00 with a 50% deposit of \$5,652.50, balance due upon completion and an estimated installation of 5 weeks from deposit, seconded by Carol Chance. All in favor. Motion passed.**

Handouts given to the Board Members for a new Attorney, Larsen and Associates for the Board to review.

The Social Committee: Carol Chance -

Please **bring a dish** and come to the Fall get together on November 8, 2014 at the Elks Club in Hernando, 3580 E. Lemon Dr. \$6.00 cover charge with pizza included. Drinks are available at an additional cost. There will be music and a trivia tournament. Don't forget to bring your favorite dish!

Community Garage Sale will be Saturday, February 7, 2014.

ACB: Ray Simard - (absent)

Amber Proctor, CAM read Ray's report of two requests that had been submitted and approved.

Unfinished Business:

Nothing to report.

New Business:

If you have an interest to run for the Board please submit your request in writing and include a short bio of yourself and mail to Villages Services at 2541 N. Reston Ter. Hernando, FL 34442.

The next Board of Directors Meeting will be held on December 3, 2014, 9:30a.m. at Villages Services located at 2541 N. Reston Ter., Hernando, FL 34442.

Meeting adjourned at 11:15am. Motion by Doug Kline, second by Carol Chance. All in favor. Motion passed.

Submitted by:
Amber Proctor, CAM for

Carol Chance
Secretary

Date: