

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
May 19, 2015

The meeting of Cambridge Greens of Citrus Hills was brought to order at 10:10 AM. Those in attendance were Allan Devine, Eric Adolfsson and Douglas Kline. Absent: Carol Chance and Ray Simard. Also present: Trudy McLaughlin, CAM, and Jeff McMillen, owner. A quorum was established.

The reading of the minutes from April 7, 2015 was waived with no corrections by a motion from Douglas Kline, second by Al Devine, all in favor.

Presidents Report: Allan Devine -

Document Review:

Motion by Al Devine to accept final draft of changes to the Documents and have the Property Manager email the final version after the changes are made to each Board Member, second by Douglas Kline, all in favor. After the Board has reviewed the final version, it will be ready to forward to the Attorney for review and Members at the next Annual Meeting in 2016.

Treasurer's Report: Doug Kline -

Motion by Eric Adolfsson to approve Treasurer's Report, second by Douglas Kline, all in favor.

Motion by Eric Adolfsson to reimburse Al Devine \$192.22 for temporary sign supplies, second by Doug Kline, all in favor.

Motion by Douglas Kline to approve the proposal from Carroll's Lawn Service for \$600 for concrete curbing at both entrance signs, second by Eric Adolfsson, all in favor. The curbing will match the Clearview Estates entrance and provide relief from mulch washing away.

Managers' Report: Trudy McLaughlin, CAM - Three new home sales. The Board asked the Property Manager to mail out a "Spring Cleaning Notice" to all local addresses and it will also be placed on the web site.

The Social Committee: no report

ACB: Ray Simard -

Ray submitted a spread sheet of approvals in 2015. One violation courtesy card was left in the paper box by the Property Manager, and the violation was corrected without sending a violation letter.

Motion by Allen Devine to allow the Board Members to sign off on new ACB requests if the Committee has less than the three required approvals, second by Douglas Kline, all in favor.

Unfinished Business: None

New Business:

Motion by Allen Devine to choose Becker and Poliakoff as our retainer Attorney, second by Douglas Kline, all in favor. The firm sent the Association a letter stating we could stay with the firm or change affiliation and move with Anne Hawthorne, one of the attorneys who left and started her own firm.

Motion by Allen Devine to adjourn the meeting at 12:30 p.m., second by Douglas Kline, all in favor.

Submitted by:
Trudy McLaughlin, CAM for

Carol Chance
Secretary

Date: