

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
September 8, 2015

The meeting of Cambridge Greens of Citrus Hills was brought to order at 1:30 PM. Those in attendance were Allan Devine, Eric Adolfsson, Carol Chance, Ray Simard and Douglas Kline. Also present: Trudy McLaughlin, CAM. A quorum was established.

The reading of the minutes from May 19, 2015, was waived with no corrections by a motion from Douglas Kline, second by Ray Simard, all in favor.

Presidents Report: Allan Devine -

Document Review:

Motion by Douglas Kline to accept final draft of changes to the Articles, Bylaws and Restrictions and have the Property Manager email the final version to the Attorney for review and filing to the State, second by Carol Chance, all in favor. After the Attorney has completed the review, it will be included for voting by the Members at the next Annual Meeting in 2016.

Treasurer's Report: Doug Kline -

Motion by Douglas Kline to waive \$1.10 on account #B01L06, second by Ray Simard, all in favor.

The Financials are forwarded each month to the Board for review and are filed in the Association records.

Manager's Report: Trudy McLaughlin, CAM - Nine new home sales. The Board asked the Property Manager to mail out a violation letter to 1809 Hartford for driveway collapse and lawn conditions.

The Social Committee: Carol Chance - Will organize a Fall Social for October 16.

ACB: Ray Simard -

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

Unfinished Business: None

New Business:

Motion by Ray Simard to approve 2016 budget for \$21,850 and maintain the \$75 annual assessments, second by Eric Adolfsson, all in favor

Motion by Douglas Kline to adjourn the meeting at 3:30 p.m., second by Ray Simard, all in favor.

Submitted by:

Trudy McLaughlin, CAM for

Carol Chance
Secretary

Date: