

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
January 26, 2016

The meeting of Cambridge Greens of Citrus Hills was brought to order at 9:30 A.M. Those in attendance were Eric Adolfsson, Carol Chance, Ray Simard and Douglas Kline. Allan Devine was absent. Also present: Trudy McLaughlin, CAM. A quorum was established.

The reading of the minutes from September 8, 2015, was waived by a motion from Ray Simard, second by Doug Kline, all in favor.

Presidents Report: Allan Devine - none

Document Review:

Treasurer's Report: Doug Kline -

Motion by Carol Chance to approve the Treasurer's Report and end of year financials, 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 - Eight new home sales.

Motion by Doug Kline to have VSC act as Ballot Committee, second by Ray Simard, all in favor.

The Social Committee: Carol Chance - The cookout in October and the Light up Cambridge Greens in December were well attended. The yard sale ad and maps asked people not to park on owner's lawns. It was discussed the future light up Cambridge Greens would be open to all members whether or not they register for judging. The Board may want to give out more appreciation gift cards next year instead of just one winner. After a discussion of how to handle future expenses to be reimbursed, it was decided that if the Chairperson submits a request with a proposed estimate beforehand, the Treasurer could pre-approve the request for prompt payment, then the Property Manager will update the Treasurer to the exact charges by forwarding the receipts for expenditures.

ACB: Ray Simard -

Ray submitted a spread sheet of approvals, 2 re-roofs, one repaint and one new construction on St. James Loop.

Unfinished Business: None

New Business:

Motion by Doug Kline to sign a 2016 retainer agreement for legal services with Larsen and Associates for no charge and reduced rates, second by Ray Simard, all in favor

Motion by Ray Simard to adjourn the meeting at 10:55 a.m., second by Carol Chance, all in favor.

Submitted by:

Trudy McLaughlin, CAM for

Carol Chance

Date:

Secretary