

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES February 20, 2024

The meeting of Cambridge Greens of Citrus Hills was brought to order at 2:15 P.M. Those in attendance were Suzanne Novita, Carl Puylara, Tom Kelly, Jerry Paqueen, Robert White. Also present: Trudy McLaughlin, CAM. Dennis Contois member. A quorum was established.

**The reading of the Board Meeting minutes from January 16, 2024, were read and approved by a motion from Suzanne Novita, seconded and all in favor.**

Treasurer's Report:

**Motion by Suzanne Novita to approve financials, seconded and all in favor.**

**Motion by Carl Pulara to hold the lien process and demand for 5-23 for delinquency with attorney Ann Hawthorn as a closing has been scheduled and give Suzanne Novita permission to reinstate the Motion from January, seconded and all in favor.**

**Motion by Suzanne Novita to provide Truist bank with a resolution on which board members can sign checks, seconded and all in favor.** Due to a fraud on the account, we will cancel the account and open a new account with a new account number.

President's Report:

Discussion on burning yard debris in the back yard. The county has regulations in place for burning on your property. May add site built to further protect from container type homes 2.2.1. These two items will be added to the future amendment wish list.

Manager's Report: Trudy McLaughlin, CAM – no transfers of ownership so far in 2024.

Social: Will ask for volunteers at the annual meeting for a welcoming committee, Ms. Kelly volunteered for the yard sale for 2024.

PRC: A letter was sent to 1402 Reading to inform them we will be inspecting the fence for compliance.

Approved the following:

1601 St. James approved exterior colors.

1899 St. James approved post lamp

**Motion by Tom Kelly to deny an outbuilding for 1412 St James as it is over 200 sq' and overhead garage door, seconded and all in favor.**

Communication – President: The President is meeting with Chamber of Commerce to assist with information for new owners.

Web site – Bob White: We will be adding the following web site to our helpful list [floridaoffenderalert.com](http://floridaoffenderalert.com).

Unfinished Business: Still working on flagpole labor pricing.

New Business:

**Motion by Jerry Paqueen to reimburse Board Member for purchase of 2 us flags for the entrances, seconded and three in favor, Tom Kelly against, motion passed.**

**Motion by Suzanne Novita adjourn the meeting at 3:35 p.m., seconded and all in favor.**

Submitted by: Trudy McLaughlin, CAM for

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For the Secretary

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Date