

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES APRIL 9, 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, Jerry Paqueen, Marianne Messina. Tom Kelly was absent. Also present: Trudy McLaughlin, CAM. Dennis Contois member. A quorum was established.

The reading of the Board Meeting minutes from January 16, 2024, and March 26, 2024, Organizational Meeting, 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 Suzanne Novita to proceed with the lien process and demand for 07-13 and 10-21 for delinquency with attorney Ann Hawthorn, seconded and all in favor.

Motion by Suzanne Novita to waive \$37.01 for 05-23 as paid past due balance during closing, seconded and all in favor.

President's Report: Putting together welcome packages for new owners.

Manager's Report: Trudy McLaughlin, CAM – Reimbursed Jerry Paqueen \$12.70 for sign materials.

Social: There were no volunteers at the annual meeting for a welcoming committee, Ms. Kelly volunteered for the yard sale for 2024.

PRC:

Approved the following:

1412 St James Loop, outbuilding

1451 St James Loop, SATV dish

1898 Monopoly Loop, added screen room to existing slab

1415 St James Loop, approved new shingles

Web site – Marianne Messina volunteered to chair this committee.

Unfinished Business: Still working on flagpole labor pricing.

New Business: Next annual meeting will speak directly into the microphone and will look at alternative appetizer choices.

Motion by Suzanne Novita to approve MRTA 1988 Document revitalization for estimated \$5,000 and not to exceed \$8,000 to Ann Hawthorne, seconded and all in favor. The Property Manager informed the Board that as of 2018 our Deed Restrictions have been extinct. A Discussion ensued and the Board was made aware of a process (Revitalization) that will remedy this problem.

Motion by Suzanne Novita to establish organizing committee of three members for the MRTA revitalization: Suzanne Novita, Jerry Paqueen and Marianne Messina seconded and all in favor.

Motion by Suzanne Novita to adjourn the meeting at 4:55 p.m., seconded and all in favor.

Submitted by: Trudy McLaughlin, CAM for

For the Secretary

Date