

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES May 21, 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 April 9,2024, were read and approved by a motion from Suzanne Novita, seconded and all in favor. A sentence was added to the New Business regarding the MRTA Act.

Treasurer's Report:

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

Motion by Suzanne Novita to waive late fee for Childs 45&46 if pay the assessment and interest by June 1, 2024, seconded and all in favor.

Motion by Suzanne Novita to establish a new cost code for MRTA (copies, recording, legal and postage and any other charges for the process), seconded and all in favor. Estimated to be \$22,500.

President's Report:

Motion by Suzanne Novita to appoint Dennis Contois as the Assistant to the President and Chairman of the MRTA organizational committee, seconded and all in favor.

Manager's Report: Trudy McLaughlin, CAM – 7 new owners so fata in 2024

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:

1472 Monopoly fence

Web site – Marianne Messina volunteered to chair this committee.

Unfinished Business: Still working on flagpole labor pricing.

New Business: Discussed the first and possible second letter to all owners regarding MRTA process and its importance.

Motion by Suzanne Novita to adjourn the meeting at 3:55 p.m., seconded and all in favor.

Submitted by: Trudy McLaughlin, CAM for

For the Secretary

Date