

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES JUNE 11, 2024

The meeting of Cambridge Greens of Citrus Hills was brought to order at 10:00 AM. Those in attendance were Suzanne Novita, Carl Puylara, Marianne Messina. Tom Kelly and Jerry Paqueen were absent. Also present: Trudy McLaughlin, CAM. Dennis Contois member. A quorum was established.

**The reading of the Board Meeting minutes from May 21,2024, 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.**

President's Report: None

Manager's Report: Trudy McLaughlin, CAM – 10 new owners so far in 2024, The Property Manager will discuss new laws coming into effect in July at the next board meeting.

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: 3 new homes at 1911 Chance Way, 1302 Mediterranean Way and 1315 Mediterranean Way

Web site – Marianne Messina gave a detailed presentation on the existing web site and brought information on alternative web master/programs. Ideas to make the web site more readable by enlarging the font and changing the background colors. Also discussed the ability to fill out forms online.

Unfinished Business: Flagpole labor pricing placed on hold until after MRTA process completed.

New Business: Discussed the first and possible second letter to all owners regarding MRTA process and its importance. Discussed coping charges, weight of paper, front and back coping capability, Owners who own multiple properties and possible hand delivery to some owners.

**Motion by Suzanne Novita to adjourn the meeting at 12:00 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