

CAMBRIDGE GREENS of CITRUS HILLS PROPERTY OWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES JULY 23, 2024

The meeting of Cambridge Greens of Citrus Hills was brought to order at 2:15 PM. Those in attendance were Suzanne Novita, Carl Puylara, Marianne Messina and Tom Kelly(via speaker phone). Jerry Paqueen was absent. Also present: Trudy McLaughlin, CAM. Dennis Contois and Faith Woodcock, members. A quorum was established.

**The reading of the Board Meeting minutes from June 11,2024, were read and approved by a motion from Suzanne Novita, seconded and all in favor.**

Treasurer's Report:

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

**Motion by Suzanne Novita to waive \$1.46 from 2-23 as paid the balance due, seconded and all in favor.**

President's Report: Discussed Board certification for upcoming year. Discussed a special membership meeting to vote on amendments from last year prior to Annual Meeting.

Manager's Report: Trudy McLaughlin, CAM – 11 new owners so far in 2024, The Property Manager will discuss new laws coming into effect in July at the next board meeting as she had a meeting with the attorney to discuss the changes and how it affects the Association. After changing agents earlier this year the credit check of \$912.03 came in from the old company.

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: 1448 Hartford exterior color, 1483 Hartford fence and 1498 St James garage door replacement and color.

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, pay dues online and create passwords.

MRTA: 101 consents received in 13 days. Discussed possible second letter to those who have not returned the signed forms. Will add a notice to the web site asap. Attorney costs: \$550, \$2500, \$1874.67, 1737.17 and \$1448.86 to be separated into sub categories under MRTA: attorney fees, copies, postage and supplies.

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

New Business:

**Motion by Marianne Messina to adjourn the meeting at 3:30 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