

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

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

**The reading of the Board Meeting minutes from July 23,2024, 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: Thanked all who helped make the MRTA process a success. The package is ready to send to the state for final approval after just 45 days.

Manager's Report: Trudy McLaughlin, CAM – 13 new owners so far in 2024, \$137.50 to attorney for electronic consent forms. Holding the contract for the annual meeting in March from Citrus Hills Golf and Country Club.

Social: There were no volunteers at the annual meeting for a welcoming committee, Ms. Kelly volunteered for the yard sale for 2024. Will be held on October 19.

**Motion by Suzanne Novita to approve mailing of the post card for the yard sale, seconded and all in favor.** Will also reimburse Tom Kelly for the sign materials.

PRC:

Approved the following: 1482 Hartford fence.

Web site: Marianne Messina gave a detailed presentation on the upgraded web site. Also discussed the ability to fill out forms and pay online.

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

New Business:

None

**Motion by Marianne Messina to adjourn the meeting at 3:40 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