

CAMBRIDGE GREENS OF CITRUS HILLS, POA
ANNUAL MEETING MINUTES March 7, 2023

The Annual Meeting of Cambridge Greens was called to order by President Suzanne Novita at 6:00 PM. The meeting was adjourned at 6:01 pm as we did not have the 30% quorum requirements. Suzanne Novita recalled the meeting to order at 6:02.

Present from the Board of Directors were: Jerry Pequeen, Carl Puylara and Robert White and Suzanne Novita. Also present, representing Villages Services, was Trudy McLaughlin. Dennis Contois was absent. Trudy McLaughlin CAM was also present.

A quorum was certified at the 15% quorum requirements: 288 total properties. 34 Proxies and 43 persons in attendance for a total of 77. Proof of Notice: The current roster was mailed the Annual Meeting package on February, 2023.

The minutes have been sent to all residents prior to the meeting, therefore the membership decided to forego the reading of the minutes. **A Motion to waive the reading and accept the Annual Meeting minutes of 2022 was made by William Leslie and seconded by George Bendtsen. All in favor. MOTION PASSED.**

PRESIDENT'S REPORT –Suzanne Novita:

Suzanne Novita introduced the Board Members and Property Manager in attendance. She also thanked the Architectural Committee Members. All ACB forms can be downloaded from the website at www.cgpoa.org. Any residents who are considering any changes to their property are first asked to check the Deed Restrictions and then submit an application for the ACB for review/approval. She also discussed speeding on E. Hartford Street and stated for owners to call the Sheriff's Department asking for assistance. She asked for volunteers for the social and fine committees and to let the Property Manager know if interested or come to the Board Meetings. The board is also looking to upgrade the web site if there are any volunteers.

TREASURER'S REPORT:

Copies of the year end financials were available for the owners at the Annual Meeting along with a copy of the next year's budget. The Association is in good shape financially.

UNFINISHED BUSINESS: None

NEW BUSINESS:

An intent to run letter was mailed to all members that we have one open position and received one intent to run form after mailing the forms to all members, an official election was not necessary. Board members elected this year will serve a 2-year term (Janet Garvin).

After discussion, the Chairperson closed the ballots and asked for all members present to turn them in at 6:34. Results as follows:

Leases: 62 for 11 against

Shed: 61 for 7 against

Home Business: 61 for 11 against

Post Lamps: 71 for 2 against

Name Change: 65 for 6 against

All amendments passed with no changes.

There were some questions about how violations are handled and that welcome letters are mailed to all new owners.

An update on the septic to sewer was also given.

ADJOURNMENT:

With no further business the meeting was adjourned at 7:15 P.M. **George Bendtsen made a Motion to adjourn the meeting, seconded and all in favor. MOTION PASSED.**

Submitted by: Trudy McLaughlin, CAM for

Secretary

_____ date