

**CAMBRIDGE GREENS 1ST ADDITION POA INC.
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**MINUTES OF THE ANNUAL MEETING OF
CAMBRIDGE GREENS 1ST ADDITION POA INC.
FEBRUARY 22, 2004**

The annual meeting of the Cambridge Greens 1st Addition POA Inc. was held on Sunday, February 22, 2004 at 2:00 p.m. at Citrus Hills Golf & Country Club (formerly known as Andre's of Citrus Hills), Garden Room, 505 E. Hartford St., Hernando, FL 34442.

Mr. Buzz Fredrickson, President of the association, called the meeting to order and introduced new owners, Richard & Judy Rose, Bob & Marge Cowie, Reinhold & Judy Nemeth, Ted & Diane Krajenta, & Gloria Ramos. All the new residents were welcomed by everyone in attendance.

The current officers were introduced as: George Lowell - Vice-President, Charlie Sherron - Treasurer, Bob Truax, David Sotrines, William Murray, & Janet Connolly – Directors.

The number of votes either by proxy or in person needed to conduct business is 69 (37% of 197 lots). It was verified that 64 proxies had been received and 29 votes were present at the meeting. A total of 93 votes were counted which did represent the necessary quorum.

A presentation by Betty Strifler, the Clerk of Courts for Citrus County took place. Mrs. Strifler has been the Clerk of Courts since 1989. She spoke on the three duties of the Clerk of Courts office, which include accounting and auditing for government agencies, record management – records are placed on microfilm for storage, some records are stored offsite in an underground mine, and court records including management of jury function. The Clerk of Courts office is responsible for mailing out jury selection notices. They are notified a month in advance of the cases a judge will hear and what juries are needed. The Clerk of Courts office receives lists from Dept. of Homeland Sec. & Vehicle records, which show potential jurors 18 and over. The jury selections are regulated by State law and the Supreme Court. Some new services being offered at the government level include: the availability to pay with credit card for some government services, online services at myflorida.com, child support payments by credit card, as well as the ability to research records on deeds, mortgages, liens, child support payment history, etc. You may be able to pay your traffic citations online with a credit or debit card soon as well. In order to keep some information private, you may go to [HYPERLINK](#)

<http://www.clerk.citrus.fl.us> to access official records. Follow the instructions there for the procedure. Veterans may go to the Clerk's office to request the copy of their record to be removed. The Clerk of Courts office currently employs 95 people.

The last annual meeting minutes were read by Mary C. Schlumberger. A motion was made by Bob Truax and seconded by Jan Fredrickson to approve the minutes as read. The motion passed.

The Association financial statement was presented for approval by Charlie Sherron. It was stated that the financial statement for the year ending December 31, 2003 showed the cash position of the association was \$23646.69 in the checking account and a CD valued at \$20363.96. The major source of revenue is the annual assessment fee. The expenses for the association are basically the monies paid for accounting & administrative services, utilities for street lighting, surveillance services and grass cutting of the common areas. The current outstanding receivables as of December 31, 2003 were \$4748.99. Also included in the checking account is \$8908.08 in prepaid dues for 2004. The funds in the CD will need to be used in the event of a legal problem, because the association is basically self-insured. The CD will renew in July 2004. There is one more year left on the surveillance contract. The budget currently shows a deficit. The maintenance fees will increase in 2005. Janet Connolly motioned to accept the financial report, Mr. Radoccia seconded and the motion passed.

Charlie Sherron gave a report on the street light situation. The members of the committee who helped to coordinate the details of this project were, Charlie, Dave Sotrines, & Bob Truax. The installation cost of all the new street lights was \$454.00 instead of \$1900.00 due to pre-location of the electrical boxes.

Richard Rose commented on the amount of post lamps that are not functioning.

Buzz stated that the Deed Restriction amendments were passed. He reviewed some of the major changes. The last time that the Deed Restrictions were revised was in 1989. The developer still owned properties at that time and the language of the document reflected that. Renters are not given the Deed Restrictions because it is the property owner/landlord's responsibility to make sure that the renter understands the restrictions.

Buzz advised the membership that the existing Security Contract is in its final year and will be up for renewal later this year. He stated that this community service managed by CHPOA is, in his opinion, a worthwhile effort in that Citrus Hills continues to have one of, if not the lowest, crime rates of any of the other communities in Citrus County. Cambridge Greens 1st Addition currently funds approximately 7% of this contract at a bargain cost to each Cambridge Greens 1st Addition property owner of approximately \$54.00 per year. While there is no definable link between this contract and our low crime

rate, it obviously needs to be considered as one factor. This contract provides for patrols between 4 p.m. and 8 a.m. while the local Neighborhood Patrol (Community Policing) operates throughout the Citrus Hills community between 8 a.m. and dusk at no cost to our association. Pat Griffin advised that it is also good to notify your neighbors when you go away. Members also noted that the 911 link from local residences was not currently functioning so it is important to verify what 911 location you have reached when making a 911 call. Any difficulty should be immediately reported to the phone company.

New Business:

Bill Murray is leaving the Board of Directors but will remain on the ACB Board for another year. Buzz read a letter of recognition for Bill, who was not present at the meeting. The letter acknowledged Bill's many years of service to Cambridge Greens 1st Addition in various Board capacities. (See attached copy.) Motion was made to close nominations for the slate of directors. Bob Truax seconded the motion and the vote was passed. Motion to elect the slate of directors was made and seconded. The motion passed.

Buzz queried the membership to determine if there was any interest in planning a picnic for this year and, if so, would someone be willing to volunteer to chair a planning committee. Marge Cowie volunteered to chair the picnic committee and asked for volunteers from the group to serve on the committee. At the meeting, Gloria Ramos & Kathy Winburn volunteered to serve on her committee.

Traffic violations within the community remain a problem with both speeding and failure to stop where posted being particularly noted. Since this is more than just a Cambridge Greens 1st Addition issue, it will be raised with the CHPOA for their discussion with the Sheriff's office. Members also noted the problems with road damage and clutter on Hampshire and Allegrie as the result of the Shenandoah development project. Buzz took an action to raise this issue at the next board meeting to determine what, if any, actions need to be taken.

Members raised the question of why Cambridge Greens and Cambridge Greens 1st Addition are not one community. The reason is that the developer purchased Cambridge Greens first, then later Cambridge Greens 1st Addition. Separate Property Owner Associations were subsequently provided for each of these purchases. Several attempts have been made in the past to merge the two but membership in each community prefers to leave them as separate entities.

Dianne Plant is stepping down as membership chairperson. This function entails greeting new residents and confirming that they have received the deed restrictions and providing them with other pertinent information regarding the community. Richard Rose

volunteered to check out the job.

Motion for adjournment was made, seconded and passed. The meeting was adjourned.