

**CAMBRIDGE GREENS 1ST ADDITION POA, INC.**  
**ANNUAL MEETING**  
**FEBRUARY 26, 2006**

The meeting was called to order by President Buzz Fredrickson who advised those present that between proxies and attending members, there was not a quorum to conduct business. Since the By-laws allow for a second meeting to be called with a quorum of only 17.5%, it was ultimately possible to run a legal meeting.

Buzz Fredrickson called the second meeting to order and this time a quorum was confirmed. The first order of business was to recognize residents who were attending an annual membership meeting for the first time. Each of the new members stood up and introduced themselves to the group. Buzz then introduced the other Board members who were present: George Lowell and Dave Sotrines. He further acknowledged the services of Bob Truax and Bob Cowie who both stepped down from the Board this past year.

Minutes of the last annual meeting were sent out with the membership meeting notice and are also posted on the web site. Therefore, Buzz requested reading of the minutes be waived and a motion be made to accept the minutes as written. A motion was made by Dave Williams to accept the minutes and seconded by Dick Rose. All approved.

In the absence of Charlie Sherron, George Lowell gave the financial report. Since the association is a nonprofit organization, unrestricted funds will be used to cover any shortfall in the budget. George advised that the association is in sound financial condition. Financial statements and the 2006 budget were previously mailed out to the membership and also handed out at the meeting. A motion was made to accept the Treasurers Report, and seconded by Pat Beck. All approved.

The ACB report was given by Buzz Fredrickson as Paul Simek, Chairman of the ACB, was not present. Fourteen new home starts were approved this year. Two are complete and twelve are under various stages of construction. Once current homes under construction are completed, there will be one hundred and five developed sites out of the one hundred and ninety-seven lots in Cambridge Greens 1.

**OLD BUSINESS**

A significant event this past year was the decision by the Board to change our management services and accounting firm to a new agency. Effective January 1, 2006, a 3-year contract was signed with Village Services Cooperative, Inc. (VSC) to provide management and accounting services to our association. The Board felt this local Citrus Hills firm was in a better position to provide us timely delivery of these services along with access to a Community Association Manager (CAM), not available through Schlumberger Accounting.

Within the Architectural Control Board, Bill Murray stepped down from his leadership post this past year and Paul Simek was elected as his replacement. Given the limited amount of ACB documentation available, a major effort was undertaken to fully document policies and procedures and to develop required forms. Jean Desmarais was thanked for the fine job she did in preparing the documents and putting the information together into loose-leaf binders for all of the ACB members. This new data was also added to our web site.

Throughout the year the Cambridge Greens 1 web site has been updated and expanded. Jan Fredrickson was thanked for the great job she has done on this web site. Site information includes synopsis of meetings, news events, photos, links to other related sites, frequently asked questions, and other data of interest to homeowners in our community. The web site address is: [www.cambridgegreens1.com](http://www.cambridgegreens1.com).

The option to extend our partnership with the CHPOA security contract for an additional year was approved by the Board. Since this is the last year of the existing contract, a new contract will have to be negotiated for 2007. The current contract calls for community patrols twenty hours a day, seven days per week. The company can be notified when you go on vacation and patrols will check your home during your absence. A resident mentioned the area called Shenandoah and felt perhaps they would like to join the security contract. It was also mentioned that volunteers patrol for the Sheriffs Department (Citizens on Patrol) from 8:00 am to 8:00 pm.

Deed restriction violations were discussed briefly. Unlit post lights continue to be a problem. Since this involves a safety issue, it is of particular concern to the Board. Post lights will be monitored and friendly reminders will be sent out to those not maintaining operational lights. While almost all lawns are very well kept, there are a couple of problem lawns whose owners will also receive letters if these lawns are not properly maintained.

## **NEW BUSINESS**

The slate of directors for 2006 was read and nominations were requested from the floor. Since there were none, a motion was made by Mr. Radoccia to have the Secretary cast the votes for the membership for the slate as presented. All approved.

The Board of Directors for 2006 is:

Buzz Fredrickson  
George Lowell  
Charlie Sherron  
Paul Simek  
Dave Sotrines

The annual picnic for 2006 is tentatively planned for this fall and all are encouraged to attend. If you desire to serve on the picnic planning committee, please call Joyce Simek.

Dick Rose was thanked for his efforts as hospitality host this past year. Gina Sanvenero-Diehl, his replacement, requested help to identify new families moving into the community. Title companies notify Village Services and that information can and will be passed on to assist her in this effort.

Since there was no further business to bring before the meeting, a motion to adjourn was made by Mr. Radoccia and seconded by George Lowell. All approved.

Submitted by:

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Secretary of the Association

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Board of Directors Approval