

# Cambridge Greens 1st Addition Property Owners Association, Inc.

## 2007 Annual Membership Meeting

February 25, 2007

**Call to Order:** President Buzz Fredrickson called the meeting to order at 2:00 p.m.

**Minutes:** Because everyone received the minutes to the 2006 Annual Meeting, membership waived the reading of the Minutes and approved them as presented.

**Financial Report:** Charlie Sherron presented the financial report and budget review. Expenses were over budget by \$610.00 due to increases in surveillance and electric costs. The budget for 2007 is \$1,429.70 lower than 2006 partly due to the surveillance contract being renegotiated.

Streetlights will be added lights to the development at a cost of \$1,715. As in 2006, we will use some of the reserve funds to offset expenses and reduce our overall surplus, while maintaining funds needed for reserves.

Membership was provided an opportunity to ask questions relating to the financial report.

**ACB Report:** Paul Simek gave a report on the various ACB requests presented during the past year.

One item that needed to be addressed was RV parking. Currently there was no provision in the governing documents that allows an owner to park their RV, Camper or Boat on their property to clean or prepare it for trips. Consequently, the board requested membership's approval for a revision that would allow for parking of an RV up to three (3) consecutive days within a seven (7) day period.

### **Old Business:**

New Management Services – Mr. Fredrickson stated the board has been very happy with their decision to change management companies last year. Villages Service offers a first rate staff to assist in addressing technical issues. They have met the board expectation and proven to be a significant improvement over the previous company. In addition, they provide a convenient location for board meetings at no charge and we no longer have to meet in Board member's homes.

Web Page – The web site provides information of interest to membership and contractors looking to build homes in the community. A synopsis of the minutes to each board meeting are posted on the site as well as up-coming events, email addresses of the board and committee members, links to local government agencies, watering restrictions, trash pick up. All members with internet access are encouraged to visit the site and provide comments and feedback. The URL is [cambridgegreens1.com](http://cambridgegreens1.com)

Jane Jarlenski said there are links to Villages Services and her email and requested seasonal residents inform her when they are leaving Citrus County and again when returning so mailings can be sent to the correct location.

Security Contract – A new 2-year security contract is in place. The security is now contracted through Villages Services and like in years past, they provide daily patrols, now between the hours of 3:00 am and 3:00 p.m. In addition to patrolling the streets, security will stop and check your house while you are away if you request it. The security number is on the website.

One resident inquired about Neighborhood Crime Watch and provided helpful suggestions the Board agreed to look into for the future.

Deed Restrictions – A requirement of our deed restrictions is that all homes have a post lamp lit between dusk and dawn. Periodically, the ACB conducts an inspection and letters are sent to members whose lamps are not on. For the most part, homes in our community are well cared for and show a quality of care. The Board urged residents to make a special effort to keep your post lamp lit.

Members were asked to put any concerns in writing to the ACB and the committee and board will work to develop a resolution. The RV amendment we just approved is a result of membership's input.

**New Business:**

Deed Restriction Change – The change to Article VII, Section 2 that allows for temporary storage of a recreational vehicle to be approved was stated as follows:

“No trailer, garage, shed or other outbuilding erected on a building site covered by these covenants shall at any time be used for human habitation. The keeping of a motor home, bus, travel trailer, motorboat, or any recreational vehicle shall only be maintained, stored, or kept on any lot if housed completely within a structure that has been approved by the ACB. This also applies to any vehicle that is not in operating condition. A recreational vehicle may be temporarily parked at a residence for up to three (3) consecutive days within a seven (7) day period for the purpose of cleaning or packing and unpacking. If a longer period is needed, a special request must be made and approved by the ACB.”

President Fredrickson asked for a show of hands from members in attendance. There was no opposition to the amendment. Jane Jarlenski stated proxies contained 70 in favor and 1 against the amendment. There were 2 votes opposing the amendment; however there were no proxies included to verify so they cannot be counted. Buzz Fredrickson confirmed the amendment passed and the proper documentation for filing and recording will be prepared and sent to the Clerk's office.

Streetlights – After installing a dozen streetlights a couple of years ago, there are still some dark areas in the community. Charlie Sherron has been working with Progress Energy to

obtain the cost for six additional streetlights. Installation costs are estimated to be \$1,000.00. The remainder of the budget's line item will be used to cover fuel cost. The locations are identified with red-topped markers. The Board of Directors will approve the installation at the March Meeting. If approved, the lights will be installed in the next few months. President Fredrickson thanked Charlie for his efforts in coordinating the project.

Election - Members were presented with a list of volunteers for the 2007 Board of Directors in the announcement of this meeting. President Fredrickson asked if there were any new nominees to be added to the slate that included Buzz Fredrickson, Charlie Sherron, George Lowell, Paul Simek and Bob Prince. Jane Jarlenski stated that one ballot had Ed Nery as a write-in candidate. Buzz asked if Ed Nery was in attendance, he was not; therefore he could not accept the nomination. Attendees were asked if they had any questions relating to the Election or volunteers willing to serve. There were no questions: Robert Fredrickson, Charlie Sherron, George Lowell, and Robert Prince were affirmed by membership motions and show of hands by 36% of the total voting units in person and by proxy.

Buzz stated he could contact Ed Nery and inquire if he is interested in working with the board.

Officers – The Board of Directors will appoint the 2007 Officers at the March Board Meeting.

Fall Picnic – Buzz appealed to the membership to consider serving as Chair of the Social Picnic Committee. Joyce Simek was kind enough to lead the effort and had put together a booklet of what was done that can be used as a guide. He thanked Joyce and her volunteers for their efforts in putting together a very enjoyable event. Anyone that would like to volunteer to serve in this capacity should call Villages Services and leave their name.

#### **Other Business**

Buzz asked if there was any other business to come before the members.

Yard Sale - An appeal for a \$25.00 expenditure toward the publicity of a community yard sale and approval for it to be held March 24 from 9:00 to 1:00 pm was presented to the board. After discussion, the \$25.00 was approved and the Yard Sale was scheduled for March 31.

There being no other business, the meeting was adjourned by membership motions.

Minutes respectfully submitted by Jane Jarlenski