

Cambridge Greens 1st Addition Property Owners Association, Inc.

2008 Annual Membership Meeting

February 17, 2008

Call to Order:

President Buzz Fredrickson called the meeting to order at 2:10 p.m.

Minutes:

The membership was previously provided the minutes from the 2007 Annual Meeting via mail. For this reason the reading of the minutes was waived and approved as submitted. Ed Griffin made the first motion, seconded by David Williams. All in favor.

Financial Report:

Charlie Sherron presented the financial report and budget review. He advised the following:

- The 2007 year-end budget was roughly \$1200 more than projected. This was primarily due to:
 - An incremental increase to the electric bill as a result of the additional streetlights
 - A small increase to the cost of the surveillance contract.
- Approximately \$2000 is designated to support new signage in the 2008 budget.

Richard Rose made a motion to accept the financial report as submitted. Jack Winburn seconded the motion, all in favor.

ACB Report:

Jean Desmarais gave a report on the various ACB requests presented during the past year. Ms. Demarais offered the assistance of the ACB to resolve property issues such as disposing of construction debris. Ed Nery, who recently resigned from the board, was acknowledged for his past contributions to the ACB. Sharyn Decker made a motion to accept the report, seconded by Wally Strache, All in favor.

Unfinished Business:

- The street light project was completed in June 2007. This project added 6 additional streetlights to the community. Coupled with the dozen or so lights added a couple of years ago, all of our streets are now deemed adequately lighted.
- In response to a question raised at the last 2007 annual membership meeting, Bob Prince volunteered to research the feasibility of establishing a Neighborhood Watch Program for our community. Bob prepared a Point Paper on the subject for his presentation to the June Board of Directors meeting. After some discussion, the Board voted to table the issue. Establishing a Neighborhood Watch Program is a complex process that requires substantial community support. The Board felt that conditions within the community did not warrant taking this approach at this time. For those interested members, Bob's Point Paper has been posted on the Cambridge Greens 1 web site News and Events page.

New Business:

- Mr. Fredrickson provided information related to the Community Council, a newly formed organization comprised of one member from each Citrus Hills POA. This Board meets directly with Mr. Tamposi and his managerial staff 2-3 times per year. Members may contact the Board to request

a topic be included on the agenda. Minutes from the two meetings held to date are posted on the Cambridge Greens 1 web site.

- Buzz explained the Board of Directors' more stringent policy related to delinquent accounts. The first letter is mailed when the account is 15 days delinquent. The property owner has 30 days to respond. If payment is not received a second letter is mailed expressing the intent to lien in 45 days. Proceeding to foreclosure requires Board approval.
- The Board of Directors recently received a request from the Cambridge Greens POA to assist in the replacement of the entrance signs located at the east and west end of E. Hartford. Since these signs actually support both POAs, the Board approved the request subject to a ratio equivalent to the number of lots in each community. This means the cost will be shared with Cambridge Greens of Citrus Hills at a roughly 40 to 60 percent ratio. The Board included a \$2,000 budget item to cover this expense but from the initial reports it looks like it will be much less than that.
- Members were encouraged to visit the community web site. Among other things, the site provides a synopsis of the Board meetings, Association documents, frequently asked questions and answers, and links to major government agencies. The URL is cambridgegreens1.com. Members were also encouraged to provide their e-mail addresses to VSC in order to facilitate more timely communications with members when needed.
- Ann Bader provided an update on the planned Spring Picnic to be held on Sunday, March 2, 2008. The picnic will be catered at the Inverness Elks Club in Hernando this year. Flyers have been distributed throughout the community that provide additional detail.

Other Business:

Buzz Fredrickson asked if there was any other business to come before the membership. A member expressed concern related to the maintenance of undeveloped lots. Buzz advised that our covenants and deed restrictions do not cover vacant lots. However, in the past, homeowners have contacted vacant lot owners and requested permission to mow and/or clear brush at their own expense. Lot owners are under no obligation to pay for this clean up.

Election:

The announcement of the annual meeting included a list of volunteers for the 2008 Board of Directors. The slate included Buzz Fredrickson, Charlie Sherron, George Lowell, Paul Simek and Bob Prince. President Fredrickson asked for nominations from the floor. There were none. Mr. Fredrickson added Bob Thomas to the slate. Judy Rose made a motion to accept the directors. The motion was seconded by Andrea Strogney, all in favor.

There being no further business Manuel Blas motioned to adjourn the meeting at 2:55 p.m., seconded by Bob Truax.

Minutes submitted by: Gayle Lockhart

Approved by: _____