

**CAMBRIDGE GREENS 1<sup>ST</sup> ADDITION  
PROPERTY OWNERS ASSOCIATION, INC.  
2009 ANNUAL MEMBERSHIP MEETING  
February 22, 2009**

Guest speaker Darrell Reneau of TECO Energy (Chesapeake Utilities Corp Central Florida Gas, Winter Haven). Mr. Reneau's presentation may be viewed on line at [www.cambridgegreens1.com](http://www.cambridgegreens1.com).

**Call to Order:**

President Buzz Fredrickson called the meeting to order at 3:10 P.M. A quorum was established and new residents were introduced.

**Minutes:**

The minutes have been sent to all residents prior to the meeting, therefore a MOTION to forgo the reading of the minutes was made by Dave Sotrines, seconded by Marie Radoccia, all in favor. MOTION PASSED.

**Financial Report:**

The report was given by the treasurer, Charlie Sherron. Mr. Sherron went over the new contract First Defense Security and Management (Villages Services Cooperative, Inc.) for community security. A MOTION to accept the treasurer's report was made by Joyce Simek, seconded by Robert Thomas, all in favor. MOTION PASSED.

**Architectural Report:**

The report was given by Paul Simek. Mr. Simek asked the owners to be diligent in keeping any unsightly outside equipment out of view from the street. Please use shrubs or some other type of enclosure. A MOTION by Walter Strache to accept the Architectural Committee report, all in favor. MOTION PASSED.

**President's Report:**

The Board has signed a contract with Villages Services, Cooperative for a new security company, First Defense Security. The Association will be getting the same coverage at a slightly reduced cost. The reason for hiring a new company was because the previous company would not enter into a 3 year agreement with Villages Services Cooperative.

The Board has a new 3 year contract with Villages Services Cooperative, Inc. with a 3% increase.

There were 2 foreclosures in the past year. The Clark property was liened along with Citrus Hills placing a lien on the same property. The Association was unable to collect on this lien due to the fact that Citrus Hills was first on the lien and Cambridge Greens 1<sup>st</sup> Addition Property Owners Association Inc. was named second. Therefore, there were no funds left for a payout to Cambridge Greens on this property.

The second lien was on the Kim property. The son has taken financial responsibility of this property and has paid the account in full.

**New Business:**

A show of hands indicates that the majority of the residents at the meeting were in favor of going forward with having the gas lines installed.

Proposed Amendment to read:

As of January 1, 2010 90% of all new construction must have gas available for new home construction.

This will be sent to the Association's attorney Robert Tankel for review.

The Annual Picnic will be held this year with the date to be announced. Ann Mador will be heading up the committee, if you would like to volunteer please see Ann.

**Election Results:**

The new officers for the 2009/2010 fiscal year will be Buzz Fredrickson, George Lowell, Charlie Sherron, Paul Simek, Bob Prince, Bob Thomas, and Annette Hollister. Congratulations we now have a full Board of Directors. A MOTION to approve the election results was made by Diane Plant, all in favor. MOTION PASSED.

With no further business the meeting was adjourned at 3:50 P.M. Sue Sherron made the motion, all in favor. MOTION PASSED.

Minutes submitted by:

Diane Evans, LCAM