CAMBRIDGE GREENS 1ST ADDITION
PROPERTY OWNERS ASSOCIATION, INC.
2010 ANNUAL MEMBERSHIP MEETING
February 28, 2010

Call to Order:
President Buzz Fredrickson called the meeting to order at 2:10 P.M. A quorum was established and new residents were introduced.

Old Business:
The gas project did not happen this year as we had desired. Due to a merger that TECO went through, everything was put on hold until the new company gets established and running. Therefore, all home gas projects were put on hold until further notice.

The Security Contract with First Defense has been renewed for one (1) more year at the same rate as last year.

Minutes:
The minutes have been sent to all residents prior to the meeting, therefore, the membership decided to forego the reading of the minutes.

Committee Reports:

Financial Report:
The report was given by the Treasurer, Charlie Sherron. We have 197 lots in Cambridge Greens 1st addition which brings in approximately $18,000.00 a year. The association spends roughly $22,000.00 a year, leaving a $4,000.00 deficit at the end of the year, letting us draw down against the accumulated monies in the operating account. The Board is suggesting a 10% increase in 2011 in fees, which will bring us to $100.00 yearly assessments, and in 2012, $110.00. The Board will continue to look at this on a yearly basis. Charlie will answer questions after the meeting. A MOTION to accept the treasurer's report was made by Evandro Radoccia, seconded by David Sotrines, all in favor. **MOTION PASSED.**

Architectural Report:
The report was given by the ACB Chair, Paul Simek. Mr. Simek stated that there were no new homes built in 2009, but received permits for pool screen enclosures, air handlers, painting permits, and sheds. The committee will do a drive-through to see how many of the property owners came into compliance regarding the request of enclosing their pool and air handler equipment which can be seen from the road. Last year there were 27 letters sent requesting the owners to comply with this Deed Restriction. A MOTION by Robert Truax to accept the Architectural Committee report, seconded by Joyce Simek, all in favor. **MOTION PASSED.**

Security:
The residents can call First Defense for any issues regarding vacation checks and wellness checks. There is a service provided by the Citrus County Road Maintenance Dept. where they will clean out your culvert if it is clogged up. That number is available under the FAQs section of our website.

Picnic:
The picnic will be at the Elks Club again this year and we hope that Ann Bader will chair this committee again.

New Business:
The Association has voted on two (2) amendments this year. **Article V, Section 6** - The addition to this article is to allow the Association to collect a $25.00 late fee on all past due accounts. **Article VII, Section 14** - Concerns the voting rights of the Association, present, in person, or by proxy at a duly called meeting of the membership at which a quorum is present. Both of these amendments have been passed by the Association and will be recorded with the Citrus County Clerks Office.

Questions from the membership:
1. When will we get a new phone directory? The Civic Association has hired a new company to produce the directories and they should be out soon.
2. Are we going to have recycling? FDS is already doing recycling in Cambridge Greens 1st Addition.
3. Request to VSC to produce a members' mailing list at the Annual Meetings for members to pick up.

Election Results:
The new Board of Directors for the 2010 Fiscal Year will be Buzz Fredrickson, George Lowell, Charlie Sherron, Paul Simek, Bob Prince, Bob Thomas, and Annette Hollister. MOTION to approve the election results was made by Marie Radoccia, seconded by John Carlson, all in favor. **MOTION PASSED.**

With no further business, the meeting was adjourned at 2:40 P.M. Janet Fredrickson made a motion to adjourn the meeting, seconded by Diane Krajenta, all in favor. **MOTION PASSED.**

Minutes submitted by:
Diane Evans, LCAM
For Charlie Sherron, Secretary