

**CAMBRIDGE GREENS 1ST ADDITION
PROPERTY OWNERS ASSOCIATION, INC.
2011 ANNUAL MEMBERSHIP MEETING
February 27, 2011**

Call to Order:

President Buzz Fredrickson called the meeting to order at 2:05 P.M. A quorum was established and new residents were introduced.

Old Business:

The gas line extension project remains on indefinite hold. Central Florida Gas continues to have any residential construction projects on hold pending improvements in their financial structure and the overall housing environment.

The Annual Picnic was held at the Elks Club on Lake Henderson. Ann Bader was the chairperson and did a great job once again. The price of the picnic was \$7.95 per person, but the POA picked up \$2.95 of that amount. Letters of invitation were sent to all owners informing them of the picnic. Buzz reminded those who might have missed the picnic, that they lost out on a great afternoon and opportunity to meet with other POA members they might not see that often.

Minutes:

The minutes have been sent to all residents prior to the meeting, therefore, the membership decided to forego the reading of the minutes. **A Motion to waive the reading of the minutes was made by Walter Strache, and seconded by Richard Rose, All in Favor. MOTION PASSED.**

Committee Reports:

Financial Report:

The report was given by the Treasurer, Charlie Sherron. The Board is still drawing down on the surplus of monies in the reserve account. Next year should be the last year to draw on these funds. There is the amount of \$1,200.00 to \$1,300.00 for the next year's budget.

The board has included in the 2011 budget, a line item in the operating account for mowing the lawns of those homes that are in foreclosure. **A MOTION to accept the Treasurer's report was made by Joyce Simek, and seconded by Walter Strache, All in Favor. MOTION PASSED.**

Architectural Report:

The report was given by the ACB Chair, Paul Simek. Mr. Simek stated that the ACB has received six (6) requests concerning pools, roofing and sheds.

Violation letters have been sent to owners who have been parking on the lawns. **A MOTION by Pat Griffin to accept the Architectural Control Board report was seconded by Charlie Sherron, All in Favor. MOTION PASSED.**

New Business:

At the request of Cambridge Greens of Citrus Hills, our POA has partnered with them to make improvements to the two (2) entrance signs on East Hartford. Our Association paid 40% of the cost to add lighting of the signs, landscaping, and new 20-foot flagpoles. The total cost to our Association should be under \$1,500.00.

Election Results:

The new Board of Directors for the 2011 Fiscal Year will be Buzz Fredrickson, George Lowell, Charlie Sherron, Paul Simek, Bob Prince, Bob Thomas, and Annette Hollister. **A MOTION to approve the election results was made by Richard Rose and seconded by John Carlson, All in Favor. MOTION PASSED.**

Article VIII Section 3-A passed with a vote of: Yes: 51 No: 3

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

The Board presented Buzz Fredrickson with a plaque for his 8 years of distinguished service as President of Cambridge Greens 1st Addition.

Richard Rose will be the new Hospitality Director.

The meeting was adjourned at 3:45 P.M.

Minutes submitted by:
Diane Evans, LCAM
For Annette Hollister

Annette Hollister, Secretary

Date: