

**CAMBRIDGE GREENS 1ST ADDITION
PROPERTY OWNERS ASSOCIATION, INC.
2012 ANNUAL MEMBERSHIP MEETING
February 26, 2012**

Call to Order

President George Lowell called the meeting to order at 2:10 p.m. A quorum was established and George introduced the Board to the Membership. Paul Simek was absent.

Old Business

The Annual Picnic was held at the Elk's Club on Lake Henderson, with another good turnout this year. Thanks to our Chairperson, Anne Bader, and her committee for making the picnic a success once again.

Minutes

Because the minutes had been sent to all residents prior to the meeting, the membership decided to forego the reading of the minutes. **Dave Williams made a motion to waive the reading of the minutes and it was seconded by Diane Krajenta. MOTION PASSED.**

COMMITTEE REPORTS

Financial Report

The Financial Report was given by our treasurer, Charlie Sherron. The Board is still drawing down on the surplus of monies in the money market account. The association's revenue was \$20,589.00. Expenses were \$22,583.00; therefore we were over revenue by \$1,994.00. **A MOTION to accept the treasurer's report was made by Walter Strache and seconded by Evandro Radoccia, all in favor. MOTION PASSED.**

Architectural Report

Because of Paul Simek's absence, the Architectural Report was given by Bob Prince. It has been a quiet year because of very little new construction. The committee approved painting permits along with shed permits. The committee also worked on the amendment "Article VII" which was presented to the membership for a vote. Violation letters were sent to owners with lawn issues. The committee is requesting that if you have a vacant lot next to yours, please do not dump your debris onto that lot. Please be mindful to block all of your pool equipment and other mechanical equipment from the view of the road. If a permit is needed, you can download the correct forms to apply for it from our web site at <http://www.cambridgegreens1.com/page5.html>. **A MOTION was made by Judy Rose to accept the Architectural Committee report and seconded by Ed Griffin, all in favor. MOTION PASSED.**

OTHER BUSINESS

New Business

Dick Rose has volunteered to be the Host/Greeter for Cambridge Greens, 1st Addition. Dick will visit all new residents moving into Cambridge Greens, 1st Addition.

Election Results

The new Board of Directors for 2012 will be George Lowell, Charlie Sherron, Buzz Fredrickson, Paul Simek, Bob Prince, Bob Thomas, and Annette Hollister.

MOTION to approve the election results was made by Evandro Radoccia and seconded by Dick Rose, all in favor. MOTION PASSED.

Article VII Sections 2 (a) and (b) along with the additional Section (g) were passed by the membership.

A garage sale will be scheduled again in the Fall of 2012 sometime around October or November, if there is someone willing to organize it.

QUESTIONS/COMMENTS

A resident had a question concerning the empty lots and whether it would be possible for the association to have the owners maintain these lots by having them mowed. Since there are no requirements within the covenants that the vacant lot owner must do so, it was suggested by the Board that the homeowner contact the owner of the empty lot and request permission to clean up the lot at their own expense,

The Board of Directors will be reviewing the Declaration of Covenants in the next two (2) years and updating the existing documents to bring them into compliance with the Florida Statutes.

With no further business, the meeting was adjourned at 2:45 p.m. **Ed Griffin made a motion to adjourn the meeting and it was seconded by Janet Fredrickson, all in favor. MOTION PASSED.**

Minutes submitted by:
Diane Evans, LCAM
For Annette Hollister, Association Secretary

Annette Hollister, Secretary

Date: