

**CAMBRIDGE GREENS 1<sup>ST</sup> ADDITION  
PROPERTY OWNERS ASSOCIATION, INC.  
2014 ANNUAL MEMBERSHIP MEETING  
February 25, 2014**

**Call to Order:**

President George Lowell called the meeting to order at 6:33p.m. A quorum of members was established. George Lowell, President, introduced the Board of Directors. Present was Bob Prince, Paul Simek, Charlie Sherron, Buzz Fredrickson, Annette Hollister, and Jacqueline Ross. Also present, representing Villages Services Cooperative (VSC), was Amber Proctor, Community Association Manager (CAM), Geri Bond, CAM and Office Manager, and Michelle Maidlow of Michelle's Accounting and Tax Service.

**Introductions:**

Host Committee – Richard Rose  
Web Master – Janet Fredrickson

**Minutes: Annette Hollister**

The minutes had been sent to all residents prior to the meeting; therefore, the membership decided to forgo the reading of the minutes. **A Motion to waive the reading and accept the Annual Meeting minutes of February 26, 2013 was made by Robert Thomas and seconded by Richard Rose, all in favor. MOTION PASSED.**

**Financial Report: Charlie Sherron**

The Operating Account Balance \$3,432.65, Money Market Balance \$17,100.77, CD Balance \$21,204.57, Accounts Receivable Balance \$3,440.64, Other Assets Balance of \$427.99, and bad debt allowance of (\$2,169.03) equals Total Assets of \$43,437.59 for the month ending December 31, 2013. The Board is still drawing down on the surplus of monies in the money market account and happy to report no increase in the dues for 2014. **A MOTION to accept the treasurer's report of December 31, 2013 was made by Richard Rose and seconded by Judith Nemeth, all in favor. MOTION PASSED.**

**Architectural Report: Paul Simek**

The largest part of the ACB is groundskeeping in regards to lawns. Once or twice a year, the ACB checks the lawns and other various violations to see the condition of the lawns. A total of four letters were sent out in 2013 regarding lawn violations. All have responded. A total of two houses were repainted in 2013. Paul introduced Jacqueline Ross as the new Chairperson for the ACB. You can visit the website at [www.cambridgegreens1.com](http://www.cambridgegreens1.com) for all ACB application forms. **A MOTION by Richard Rose to accept the Architectural Committee report was seconded by Robert Thomas, all in favor. MOTION PASSED.**

**Election Results:**

Board Members Robert (Buzz) Fredrickson, Charlie Sherron, and Paul Simek are resigning; we are pleased to recognize two outstanding successors, Doug Cross (who has worked with Charlie Sherron closely for the past year) and Liston Pennington. As there are fewer candidates than the number of vacancies (3) on the Board, there will be nominations from the floor. George Lowell asked if at this time were there any nominations from the floor. **A MOTION from the floor was made by Donna Thomas to nominate Judith Rose and seconded by Richard Rose, all in favor. MOTION PASSED. No other nominations were made.** The new Board of Directors for the coming year will be Bob Prince, George Lowell, Doug Cross, Annette Hollister, Jacqueline Ross, Judith Rose and Liston Pennington. The Board would like to welcome new Board members Doug Cross, Liston Pennington and Judith Rose. **A MOTION to approve the election results was made by Robert Thomas, and seconded by Judith Nemeth, all in favor. MOTION PASSED.**

**Unfinished Business:**

TECO Energy (who was hired by Central Florida Gas Company) in the past hired a consultant to conduct surveys in Cambridge Greens concerning who would be interested in a natural gas line coming into Cambridge Greens, and TECO was not part of that process. The Board will have to start at the beginning again starting with another consultant from the gas company, along with another survey. It was requested by the membership that a survey be conducted to extend natural gas service to the community to see how many people would still be interested. The Board agreed to look into it. George Lowell announced the Board will formally update the bylaws and covenants to come into compliance.

**New Business:**

Concerns by the membership were brought up regarding the condition of the roads. George Lowell let the membership know that back in October the Department of Public Works Road Maintenance Division evaluated the roads for resurfacing, and we received a rating of 3.24 out of 10 (10 being the worst condition), and they request their Engineering Division to inspect the roadway again. Management Company will follow up with it.

The membership addressed concerns about the current Security Company, First Defense Security, Inc., with regards to a string of recent burglaries in the community. It was asked of the Management Company to look into this.

**QUESTIONS/COMMENTS:**

None.

With no further business, the meeting was adjourned at 7:09p.m. **Robert Thomas made a MOTION to adjourn the meeting, seconded by Judith Nemeth, all in favor. MOTION PASSED.**

Minutes Submitted by:  
Amber Proctor, CAM  
For Annette Hollister

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Annette Hollister, Secretary

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Date: