

**CAMBRIDGE GREENS 1ST ADDITION
PROPERTY OWNERS ASSOCIATION, INC.
2015 ANNUAL MEMBERSHIP MEETING
February 23, 2015**

Call to Order:

President Robert Prince called the meeting to order at 6:45 pm. A quorum of Members was established. Robert Prince, President, introduced the Board of Directors. Present were Douglas Cross, Jacqueline Ross, Judy Rose, George Lowell, Annette Hollister, and Liston Pennington. Also present, representing Villages Services, were Trudy McLaughlin, CAM and Geri Bond, CAM and Office Manager.

Quorum: There were 19 members present in person and 43 present by proxy equaling 62 that did constitute the 30% quorum requirements by the State of Florida.

Introductions:

Host Committee – Richard Rose (He is vacating the position this year and we thanked him for his service.) Kitty Maybin volunteered as the new Chairperson.

Web Master – Janet Fredrickson

Document Committee – Buzz Fredrickson, Steve Ross & Gerard Walsh volunteered for the Committee

Minutes:

The minutes had 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 and accept the Annual Meeting minutes of February 25, 2014 was made by Buzz Fredrickson and seconded by Charlie Sherron. All were in favor. MOTION PASSED.**

Financial Report:

The Operating Account Balance is \$1,112.94, Money Market Balance \$20,239.79, CD Balance \$21,289.66, Accounts Receivable Balance \$3,831.90, Other Assets Balance \$588.15, and Bad Debt Allowance \$2,669.07 equals Total Assets of \$44,393.37 for the year ending December 31, 2014. The Board is still drawing on the surplus of cash in the money market account and happy to report no increase in the dues for 2015.

Architectural Report: Jacqueline Ross, Chairman

Approved several re-paintings, a few re-roofings, and a few driveway upgrades.

You can visit the website www.cambridgegreens1.com for all ACB application forms.

Election Results:

Board Members George Lowell and Annette Hollister are resigning. They were thanked for their long-term service to the Association.

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As there are fewer candidates than the number of vacancies (2) on the Board, Robert Prince asked, at that time, if there were any nominations from the floor. Terry Prince nominated Kenny Swade, and Buzz Fredrickson nominated another person. (Note: During the Organizational Meeting immediately following the Annual Meeting, it was determined that the person nominated by Mr. Fredrickson was not eligible as he was not included on the Warranty Deed. The Secretary announced that the new Board of Directors for the coming year will be Bob Prince, Doug Cross, Jacqueline Ross, Judith Rose and Liston Pennington. The Board would like to welcome Kenny Swade.

Unfinished Business:

The possibility of natural gas was discussed in the past. The Board has looked into this matter once again and concluded that they are not receptive to doing this, especially in lieu of existing homes that would have to purchase new appliances.

The Board of Directors will be monitoring Citrus County's road maintenance throughout the subdivision.

New Business:

The Property Manager will send a welcome letter to all new owners and work with the Welcome Committee with regards to new sales.

QUESTIONS/COMMENTS:

None

With no further business, the meeting was adjourned at 7:20 pm. **Charlie Sherron made a motion to adjourn the meeting, seconded by Buzz Fredrickson. All were in favor. MOTION PASSED.**

Minutes Submitted by:
Trudy McLaughlin, CAM

Judy Rose, Secretary

Date: