

**CAMBRIDGE GREENS 1ST ADDITION
PROPERTY OWNERS ASSOCIATION, INC.
2015 ANNUAL MEMBERSHIP MEETING
February 22, 2016**

Call to Order:

President Robert Prince called the meeting to order at 6:30 P.M. A quorum of Members was established. Robert Prince, President, introduced the Board of Directors. Present were Douglas Cross, Jacqueline Ross, Judy Rose, Kenny Swade, and Liston Pennington. Also present, representing Villages Services, were Trudy McLaughlin, CAM; Geri Bond, CAM and Office Manager.

Quorum: There were 22 members present in person and 38 present by proxy equaling 60, which did constitute the 30% quorum requirements by the State of Florida.

Introductions:

Host Committee – Kitty Maybin volunteered as the Chairperson.

Web Master – Janet Fredrickson

Document Committee – Buzz Fredrickson, Steve Ross and Gerard Walsh volunteered for the Committee. The Board of Directors thanked the committee and its volunteer members for their service.

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 23, 2015 was made by Leona Prince and seconded by Janet Fredrickson. All were in favor. MOTION PASSED.**

Financial Report:

The End-of-Year financial report was distributed to the Membership in attendance for the year ending December 31, 2015. The Board is still drawing on the surplus of cash in the Money Market Account and is happy to report no increase in the dues for 2016. There are only three delinquent accounts from 2015.

Architectural Report: Jacqueline Ross, Chairman

Approved several re-paintings, a few re-roofings and a few driveway upgrades. The Association looks great. You can visit the website at www.cambridgegreens1.com for all ACB application forms. Jacqueline thanked Liston Pennington for volunteering to assist this Committee. The Association will be looking for volunteers this forthcoming year with regards to the ACB.

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Cambridge Greens of Citrus Hills, First Addition, 2016 Annual Meeting Minutes

Election Results:

Robert Prince asked if, at that time, there were any nominations from the floor: James Peyton was not able to attend the meeting, but wanted to submit his name for nomination to the Board; his nomination was accepted.

Board Members elected for a two-year term are as follows: Robert Prince, Douglas Cross, Judith Rose, Liston Pennington and James Peyton.

Results on Documents:

The Revised and Restated Declaration of Covenants, Conditions and Restrictions and Easements passed. There were 45 Yes votes and 3 No votes.

Unfinished Business:

None.

New Business:

The President announced that there were seven new members during this past year. The Property Manager sends welcome letters to all new owners, and works with the Welcome Committee with regards to new sales.

With no further business, the meeting was adjourned at 7:37 P.M. **Paul Simek made a motion to adjourn the meeting; it was second by Kitty Maybin. All were in favor. MOTION PASSED.**

Minutes Submitted by:
Trudy McLaughlin, CAM

Judy Rose, Secretary

Date: