

**CAMBRIDGE GREENS 1ST ADDITION
PROPERTY OWNERS ASSOCIATION, INC.
2019 ANNUAL MEMBERSHIP MEETING
February 26, 2019**

Call to Order:

President Gerald Cyr called the meeting to order at 6:00 P.M.

Gerald Cyr, President, introduced the Board of Directors. Present were Bob Prince, Judy Rose and John Monroe. Charlie Sherron arrived 6:10. Jim Peyton and Nadine Wiley were absent. Also present, representing Villages Services, were Trudy McLaughlin, CAM; Geri Bond, CAM and Office Manager.

Quorum: A quorum of members was established. There were 19 members present in person, and 55 present by proxy, equaling 74, which did constitute the 30% quorum requirements according to the Documents.

Introductions:

Welcome Committee – The Board thanked Peter Kawonczyk for his service and the Association is looking for a new Chairperson if anyone is interested.

The Architectural Control Board – The Board thanked Chairperson Jim Peyton and committee members Liston Pennington, Bob Prince, Nadine Wiley and Kenny Swade for their service. You can visit the website www.cambridgegreens1.com for all ACB application forms. Report attached.

The President thanked the two outgoing Board Members: Charlie Sherron and Nadine Wiley

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 and accept the Annual Meeting minutes of February 13, 2018, was made by Richard Rose, and seconded by Dave Sotrines. All were in favor. MOTION PASSED.**

Financial Report: Trudy McLaughlin, gave the financial report. The End of Year financial was distributed to the membership in attendance for the year ending December 31, 2018. There are 2 delinquent accounts in collections, 1 owner two years behind, and 5 owners have not paid 2019 dues.

Election Results: Gerald Cyr announced the slate was as follows: Tibor Halasi-Kun returned an intent to run after a mailing to all members. One owner ran for two open positions and will serve a two-year term, as there was only one member running for two openings. The Board will look for a member to appoint at the next Board Meeting.

Unfinished Business: None.

New Business: The Property Manager is sending welcome letters to all new owners, which include the website information. Bob Prince spoke about the county roads within our subdivision, and they are replaced according to a rating on how bad they are. You can call Citrus County Road Maintenance to find out when your street is scheduled. The Association also spoke about not endorsing a 5-year mandatory bulk cable contract with Spectrum. At the next Board Meeting, the Board will discuss the 2020 Security contract and vacant land maintenance.

With no further business, the meeting was adjourned at 7:00 P.M. **Peter Kawonczyk made a motion to adjourn the meeting; it was seconded by Dennis Morehouse. All were in favor. MOTION PASSED.**

Minutes submitted by: Trudy McLaughlin, CAM
Judy Rose, Secretary

Date: