

**CAMBRIDGE GREENS 1ST ADDITION
PROPERTY OWNERS ASSOCIATION, INC.
2021 ANNUAL MEMBERSHIP MEETING
February 23, 2021**

Call to Order:

President John Monroe called the meeting to order at 6:00 P.M.

John Monroe introduced the Board of Directors. Present were Judy Rose, Joe Trotta, Manuel Pataca, Dennis Morehouse, Tibor (Bob) Halasi-Kun and John Monroe. Also present, representing Villages Services, were Trudy McLaughlin, CAM; Geri Bond, VP of operations.

Quorum: A quorum of Members was established. There were 20 members present in person and 38 present by proxy equaling 58, which did constitute the 30% quorum requirements according to the Documents.

Introductions:

The Architectural Control Board – The Board thanked Committee Members John Monroe, Bob Prince, Liston Pennington and Joe Trotta. You can visit the website www.cambridgegreens1.com for all ACB application forms for any changes or modifications to your home or property. Had approximately 15 requests.

John Monroe also thanked Bob Prince and Charlie Sherron for serving on the Board of Directors in the past and assisting with the transfer to the new Board and Janet Fredrickson for volunteering to host the web site.

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 2020 was made by Judy 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, 2020.

Election Results: After sending out intents to run to all members, two owners returned their intent for three open positions and Dennis Morehouse and Manuel Pataca will each serve a two-year term. For 2021, there will be six current board members.

Unfinished Business: None

New Business: The Property Manager is sending welcome letters to all new owners, which include the web site information. The Board continued the Security contract for 2021. There was discussion on the recent sewer connections and the Board gave out the contact name and number at Citrus County Utilities for more information.

With no further business the meeting was adjourned at 7:00 P.M. **Bob Halasi-Kun made a motion to adjourn the meeting, seconded by Judy Rose. All were in favor. MOTION PASSED.**

Minutes submitted by: Trudy McLaughlin, CAM

Judy Rose, Secretary

Date: