

**CAMBRIDGE GREENS 1<sup>ST</sup> ADDITION PROPERTY OWNERS  
ASSOCIATION, INC.**

**2022 ANNUAL MEMBERSHIP MEETING February 22, 2022**

**Call to Order:**

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

The meeting was adjourned at 6:01 P.M. **Judy Rose made a motion to adjourn the meeting as we did not meet the 30% quorum requirements; it was seconded by Tibor Halasi-Kun. All were in favor. MOTION PASSED.**

**Recall to Order:**

President John Monroe recalled the meeting to order at 6:02 P.M.

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

**Quorum:** A quorum of Members was established. There were 26 members present in person and 22 present by proxy equaling 48, which did constitute the 17.5% 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 at [www.cambridgegreens1.com](http://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 Joe Trotta for serving on the Board of Directors and Architectural Control Board in the past 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 2021 was made by James Brown, and it was seconded by Dave Sottrines. 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, 2021.

**Election Results:** After sending out intents to run to all members. Three owners returned their intent for five open positions and John Monroe, Karen Hoadley and Bob Halasi-Kun will each serve a two-year term. They will join Manuel Pataca and Dennis Morehouse. The Board can appoint two more members in the future.

**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 2022. The Association signed a contract to continue security services. They patrol, provide vacation requests and monitor violations. There was discussion on the recent sewer connections, and the Board updated members and encouraged them to sign up for email updates. See the contact name and number at Citrus County Utilities for more information.

With no further business, the meeting was adjourned at 7:10 P.M. **Bob Halasi-Kun made a motion to adjourn the meeting; it was seconded by Judy Rose. All were in favor. MOTION PASSED.**

Minutes submitted by: Trudy McLaughlin, CAM

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Bob Halasi-Kun, Secretary

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Date: