

**CAMBRIDGE GREENS 1ST ADDITION PROPERTY OWNER'S
ASSOCIATION, INC.**

2024 ANNUAL MEMBERSHIP MEETING February 27, 2024

Call to Order:

President John Monroe called the meeting to order at 5:30 P.M.

John Monroe introduced the Board of Directors. Present were Ken Hinkle, Tibor (Bob) Halasi-Kun, Grace Kawonczyk 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 35 members present in person and 27 present by proxy equaling 62 which did constitute the 30% quorum requirements according to the State of Florida.

Introductions:

The Architectural Control Board – The Board thanked Committee Members. You can visit the website www.cambridgegreens1.com for all ACB application forms for any changes or modifications to your home or property. John Monroe also thanked 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 2023, was made by Mr. Sherron and it was seconded. 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, 2023. Also discussed the 2024 budget. You will notice that the surveillance expense was removed, as the Board did not renew the contract for 2024.

Election Results: After sending out intents to run to all members. Four owners returned their intent for five open positions. Sandy Price, John Monroe, Ken Hinkle, Bob Halaski-Kun will each serve a two-year term and join Dennis Morehouse and Grace Kawonczyk for 2024. The Board can appoint one more member 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. There were 13 changes of ownership in 2023. There was discussion on the recent sewer connections and the Board gave an update. Discussed possible crime prevention from Sheriff's department. If anyone is interested in volunteering or serving on the board or a committee, contact Trudy McLaughlin or the President, John Monroe, or come to a meeting.

Results of voting on amendment changes:

- #1 53 yes's, 7 no's passed
- #2 42 yes's, 18 no's passed
- #3 48 yes's, 12 no's passed
- #4 42 yes's, 18 no's passed

With no further business the meeting was adjourned at 7:02 P.M. **Ken Hinkle made a motion to adjourn the meeting; it was seconded. All were in favor. MOTION PASSED.**

Minutes submitted by: Trudy McLaughlin, CAM



Bob Halasi-Kun, Secretary



Date: