

## Board of Directors Meeting Summaries (2019-2005)

### 2019

**September 26, 2019.** At the September 26th meeting, a motion was passed to approve the minutes from the June 13th meeting.

**Treasurer's Report by Dennis Morehouse.** Monthly reports were forwarded to all Board members for review. The Association is in good standing. A motion to file and accept the Treasurer's Report was passed.

**ACB Report.** A few approvals were granted.

#### **New Business.**

- A Motion was made by John Monroe to approve the addendum for First Security to continue to provide services for 2020 at the same price. Motion passed.
- A Motion was made by Dennis Morehouse to send intent to run letters as we have 5 openings, and close openings by December 31st. Motion passed.
- A Motion was made by Judy Rose to approve the 2020 \$24,490 budget, and maintain assessments at \$120 annually. Motion passed.
- A Motion was made by John Monroe and seconded by Dennis Morehouse to include black as a fence color to the option in the ACB Supplement to Article VI. Motion passed.

#### **June 13, 2019.**

At the June 13th meeting, a motion was passed to approve the minutes from the April 23rd meeting.

**Treasurer's Report by Trudy McLaughlin.** Monthly reports were forwarded to all Board members for review. The Association is in good standing. A motion to file and accept the Treasurer's Report was passed.

A motion by James Peyton to not accept waiver of late fees and interest/repayment plan for 11-19 was passed. The Association applied the owner's check to the balance due. A letter will be sent to the owner letting him know the request was denied.

**Architectural Committee Report.** A motion was made by John Monroe to have Gerald Cyr serve as the Chairperson for the ACC and serve with Kenny Swade, Liston Pennington, and Bob Prince to review new requests. The motion passed.

The Board accepted the resignation of James Peyton and thanked him for his service.

**New Business.** The Association sent a post card to poll the owners regarding future community social activities. 22 were returned with 16 in favor and 6 opposed. Due to lack of interest, and only 22 returned the poll, the Board decided not to proceed with any social events at this time.

**April 23, 2019.** At the April 23rd meeting, a motion was passed to appoint Dennis Morehouse to the BOD for a 2-year term. There was still an unfilled opening after the Annual Meeting. A motion was also passed to have Dennis Morehouse serve as Treasurer.

**Treasurer's Report.** Monthly reports were forwarded to all Board members for review. The Association is in good standing. Budget items passed included:

- Allowing the treasurer's discretion on a CD coming due from Suncoast Credit Union on 8-22-19
- Waiving two small \$1.78 balances
- Beginning intent to lien procedures for 11-19 and endorsing a retainer for Anne Hawthorne to file the lien and final demand letter

**Architectural Committee Report.** There were approximately five violation letters mailed last month.

**New Business.** The Board discussed the security contract and perceives value for the minimal cost and also assists the community with violations and other inspections and assistance. They will monitor the effectiveness as the contract is up for renewal in 2020. The board also discussed Section 13 of the Restrictions, Owner Maintenance, regarding vacant lots. There has not been an issue with owners of vacant land keeping the land in a natural condition, and will monitor the condition in the future.

A motion was passed to send a postcard and poll the owners regarding future community social activities.

**February 26, 2019.** The purpose of the February 26th reorganizational meeting was to elect officers for the coming year. New officers elected were Gerald Cyr, President; John Monroe, Vice President; Judy Rose, Secretary; and Gerald Cyr, Treasurer. The Board announced that James Peyton would continue as Chairperson of the Architectural Committee. The Association is looking for someone to act as Chairperson of the Welcome Committee.

## 2018

**November 14, 2018.** At the November 14th meeting, the Board approved the annual budget, and there will be no increase in the annual POA maintenance fee. It will remain at \$120 a year. To see how the money is expended, see the FAQs page. Other items discussed were as follows:

- There were two approvals for roofs, two new home approvals, two new fence approvals, two repainting approvals, one tree removal, and one shed approval. One shed was rejected as it was refabricated.
- The Board accepted and thanked Peter Kawonczyk for volunteering for the Welcome Committee last year. Nadine Wiley will accept this position for 2019.

**May 9, 2018.** Members of the Board and Trudy McLaughlin, CAM from VSC, met with the owner of 915 Lafayette Way onsite to review an outbuilding that was not built to match the plans submitted and is not in compliance, and must be removed. After discussion, the homeowner agreed to remove the outbuilding within 90 days.

**April 18, 2018.** A brief synopsis of this meeting follows:

- A Motion was passed to waive fees for owners who have under a \$5.00 current balance
- A Motion was passed to send a violation letter and second certified letter, if needed, and to consult an attorney, if needed, to the owner of 915 Lafayette Way for an outbuilding that was not built to match the plans submitted, and is not in compliance and must be removed.

**February 13, 2018.** Immediately following the Cambridge Greens 1st Addition annual meeting on February 13th, the Board held a brief reorganizational meeting to elect new officers for the coming year. Officers elected for 2018 are: Gerald Cyr, President; John Monroe, Vice President; Judy Rose, Secretary; Charlie Sherron, Treasurer. The Board also announced that Peter Kawonczyk would continue as Chairperson of the Welcome Committee, and James Peyton would continue as Chairperson of the Architectural Committee. Bob Prince volunteered to serve on the Architectural Committee.

## **2017**

**November 14, 2017.** A brief synopsis of this meeting follows:

- A Motion to allow VSC to serve as the Ballot Committee for the Annual Meeting on February 13, 2018, at 6 p.m. was passed.
- A Motion to close the slate for the board nominations on December 26, 2017, and allow the President to decide if an intent to run letter should be mailed to all owners about the five open positions was passed.
- A Motion to approve the 2018 budget for \$24,490 and maintain the \$120 yearly assessments for 2018 without any increase was passed.
- A Motion to send a flyer to all owners and update the website with information about local trash haulers was passed.

**May 22, 2017.** A special BOD meeting was held on May 22nd to count the votes on the proposed amendment for changes to restrictions for out-buildings on vacant lots wherein the owner also owns the house property adjacent to the vacant lot (Article VII, Section 2, Uses and Structures). We received 56 proxies plus there were 10 attendees which = 66 members. This was greater than the 60 needed, so a quorum was established. YES votes were 54, NO votes were 12. Needed to pass was  $2/3 \times 66 = 44$ , so the amendment PASSED.

The amendment will be turned over to our lawyer for recording purposes, but we will be making some revisions to the ACB Guidelines to reflect the changes in the amendment immediately. The BOD will take future actions in accordance with the amendment.

## **2016**

None.

## 2015

**September 22, 2015.** A brief synopsis of this meeting follows:

- **Treasurer's Report.** Total assets = \$33,427.03 for the month ending August 31, 2015. A motion was passed to approve the 2016 budget for \$24,540.00 and maintain \$120 yearly assessments.
- **ACB Report.** One re-roofing of a home was approved
- **Document Committee.** A motion was passed to approve the draft changes to the Articles, Bylaws and Documents and send them to Denise Lyn, Attorney, for review and filing to the State. The amendments, after attorney review, will be sent with the Annual Meeting package for voting by the Association Members.
- **Manager's Report.**
  - One new sale last month (Welcome Committee notified)
  - A few violation letters were mailed, and some courtesy blue cards and courtesy phone calls were made; owners agreed to comply
- **New Business.** A motion was passed authorizing Village Services to serve as our Ballot Committee.
- Next scheduled board meeting is Wednesday, February 4, 2016 at 3:00 pm.

**July 8, 2015.** The Board held a special meeting to discuss flying of flags. The ACB issued a violation letter to an owner concerning the protocol for flying a flag. The owner complied with the letter but wanted clarification, so a special meeting was held at Village Services to discuss the issue. This meeting was attended by a quorum of the Board, the requesting owners, our CAM, and by several other interested owners. As a result of discussions, the Board and the ACB decided to review Article VII, Section 9 ("Signs") and revise it as necessary for clarity and consistency. Any mods would then be included in the general update of our documents.

**June 22, 2015.** A brief synopsis of this meeting follows:

- **Treasurer's Report.** Total assets = \$39,027.53 for the month ending May 31, 2015
- **ACB Report.** One home expansion was approved
- **Document Committee.** Final document mods were approved, and the changes to the Bylaws and Articles will be retyped as revised/restated instead of Amendments by the next regularly scheduled Board Meeting.
- **Manager's Report.**
  - One new sale last month (Welcome Committee notified)
  - Three violation letters mailed; owners agreed to comply
- **New Business.** Board discussed Citrus County maintenance of roadways, rights of way, storm drains and drainage retention areas, and agreed that the county has been doing a better job of servicing Cambridge Greens, First Addition.
- Next scheduled board meeting is Wednesday, September 21, 2015 at 3:00 pm.

**April 20, 2015.** A brief synopsis of this meeting follows:

- **Treasurer's Report.** Total assets = \$42,902.64 for the month ending March 31, 2015; a motion was made and passed to file this report for audit.
- **ACB Report.** Two re-paints and one new fence were approved. A courtesy letter will be mailed to all local owners regarding "Spring Cleaning" and will include a reminder to submit ACB forms for anything new outside the home.

- **Document Review.** The Board will review our covenants in order to bring them into compliance with present law, and to streamline, consolidate, and clarify them as necessary. A committee of four volunteers met with the Property Manager to discuss the final items with regard to the changes. The document will be retyped for final review before the next Board Meeting. The board will review the committee's work and produce a pre-final draft. The draft will undergo a legal review and subsequently be finalized. The final product will be submitted to owners for an approval vote.
- **Manager's Report.** There was one new home sold last month, and the new owners were mailed a welcome letter and a green book (a courtesy copy of the Documents). The Welcome Committee was also notified of the sale.
- **Other Business.** Kitty Maybin volunteered for the Welcome Committee and submitted some ideas to expand the Welcome Package that is hand delivered to new owners with homes. Owners are encouraged to share any ideas for this service with Kitty! Remember when you were new here!
- **General Liability Insurance.** The Board voted to renew the present insurance policy with Auto Owner's Insurance Company.
- **Next Meeting.** The next Board of Directors meeting will be held on Monday, 22 June 2015 at 3:00pm at Villages Services Cooperative, Inc.

**February 23, 2015.** The new slate of directors was approved by the membership at the annual meeting. Immediately afterward, the new slate of directors voted to approve Bob Prince as President, Kenny Swade as Vice President, Doug Cross as Treasurer, Judy Rose as Secretary, and Jacqueline Ross as Chair of the Architectural Control Board.

## 2014

**December 10, 2014.** A brief synopsis of this meeting follows:

- **Treasurer's Report.** Total assets = \$29,702.30 as of 30 November 2014. A motion to file for audit was made and approved.
- **ACB Report.** Two house repaints and one driveway resealing were approved. A letter was sent to one owner for visible trash cans.
- **Manager's Report.** The Annual Packet will include the Meeting Agenda, Bios from new candidates, Minutes from last year, Proxy and the 2015 Budget. Board Members Bob Prince, Doug Cross, Jacqueline Ross, Judy Rose and Liston Pennington are rerunning for the 2015 year. George Lowell and Annette Hollister will be leaving the board; thus there will be two (2) available positions for the Board. The annual packet will solicit for new board members. It will also solicit volunteers to serve on the Document Review Committee and also on the Welcome Committee.
- **Next Meeting.** The next Board of Directors meeting will be our annual membership meeting to be held on Monday, February 23, 2015. The Social will start at 6:00 p.m. and the Meeting will start at 6:45 p.m. in the Garden Room at the Citrus Hills Golf and Country Club.

**September 10, 2014.** A brief synopsis of this meeting follows:

- **Treasurer's Report.** Total assets = \$35,126.16 as of 31 August 2014
- **ACB Report.** One new screened lanai was approved
- **Document Review.** The board decided to review our covenants in order to bring them into compliance with present law and to streamline, consolidate and clarify them as necessary. This process will start next year (2015). One possibility is to appoint a committee of 3 to 5 owners to conduct the initial review and to suggest changes. (We may

solicit volunteers at the annual meeting.) The board would then review the committee's work and produce a pre-final draft. This would then undergo a legal review and then be finalized. The final product would then be submitted to owners for an approval vote.

- **Manager's Report.** Michelle Maidlow, CPA, answered questions from the board about the 2015 budget, which was then approved. Annual dues for 2015 will be unchanged at \$120. Our CAM (Amber Proctor) requested permission to leave an informal notice in the newspaper slot (or by the front door) if she sees a violation while on her drive-around before we send a violation notice. Since this has worked well in other communities, the board agreed.
- **Road Maintenance.** Resurfacing of local streets is a county matter and has been virtually unfunded for several years. The BOCC has considered two possibilities for obtaining funds: a sales tax increase and MSBUs (a partnership between community property owners and the county). We will continue to monitor developments.
- **Natural Gas Service.** In 2009, the board tried unsuccessfully to interest a gas provider to bring service to CG1. Florida Public Utilities is again looking at this issue and have promised to develop a new plan. The board and VSC will review this plan and possibly meet with the utility company representative(s) before sending anything to our membership.
- **Next Meeting.** The next Board of Directors meeting will be held on Wednesday, 10 December 2014 at 3:00 pm at Villages Services Cooperative, Inc.

**June 26, 2014.** This was a special meeting to discuss these topics, which we felt should not wait until the next regular meeting in September, namely:

- **FDS trash collection changes.** Bob Collins explained the rationale for the proposed trash collection changes. The board was satisfied with his explanation.
- **Potential natural gas service.** The board reviewed information from Florida Public Utilities and had several questions regarding steps that need to be taken and any upfront costs associated with the initial connection. Amber Proctor, CAM, will call the company and report back to the Board.
- **Tools to better deal with arrear debt.** Various ways to deal with this matter were discussed.

**May 28, 2014.** Because about half of our current board members are new, we are still coming together as a board. The same is true for the ACB. Consequently, this meeting included more discussion than is usual, but we all felt it was worthwhile spending a little extra time doing this. A brief synopsis of our meeting follows.

- **Security.** For the first half hour Mr. Andy Pace, President of First Defense Security Enforcement gave a brief presentation of their services and capabilities; he then responded to several questions from the board. There were some encouraging items discussed that we hope will bear fruit in the coming months. Please watch the website for further information.
- **Financials.** Doug Cross reports that everything is routine; he is working on a new spreadsheet to simplify his reports.
- **ACB.** Jacqueline Ross presented a revised form for ACB submittals. After a few minor suggestions get incorporated, the revised form will be posted on the website for future use. Some issues from our last meeting were discussed and are now pretty well resolved. The ACB's job is a tough one. They have to enforce the covenants for the benefit of all property owners. Yet our covenants sometimes leave room for interpretation,

and the ACB strives to be reasonable, consistent and even-handed. While this can often be an iterative process, they are working diligently to do this.

- **Natural Gas Service.** Liston Pennington reported that a typical CG1 homeowner can expect to pay between \$7000 and \$10,000 to convert an existing home to natural gas; this includes the cost for new gas appliances (assuming the big three – furnace, hot water heater and cooking oven/stove), connection charges to the utility company, and the cost for running and connecting gas line from the easement to the house. Amber Proctor reported that she is in conversation with a natural gas utility company and hopes to have more info by the next meeting.
- **Road Resurfacing.** Bob Prince reported that he contacted the County and watched (painfully!) several meetings of the BOCC and their workshop on this subject. The county is hurting for funds and cannot meet the engineering need to resurface the county's 1678 miles of blacktopped local roads on a 16-20 year cycle. At present funding, they can do it every 112 years! They are studying ways to get more funding. The two favorites are a dedicated 1% sales tax surcharge (which may be on November's ballot as a referendum) or a partnered MSBU between property owners (on a street level) and the county. In the latter, the county pays 30% and the owners pay the rest (i.e., 70%). This Road Resurfacing Presentation was extracted from a large document that is posted on the Citrus County BOCC website and provides an overall discussion on the subject.
- **Next Meeting.** Our next meeting is scheduled for September 10, 2014, at 3:00pm at the VSC offices.

**March 12, 2014.** This was the first meeting since February's annual meeting. Our agenda included issues raised at last month's annual membership meeting in addition to continuing business of the board. A brief synopsis follows.

- **Financials.** Doug Cross reported that everything is routine.
- **ACB.** Jacqueline Ross reported that two homes displayed improper signage, a couple of properties had issues such as boat or trailer in driveway, and there was a discussion about clutter in yards. The ACB planned on doing a drive-by survey during the grass growing season. They will also develop a form to simplify submittals for driveway painting or other surface treatment to be posted on the website.
- **Security.** We are requesting a representative of First Defense Security to a future meeting to discuss our security in light of the recent break-ins in our neighborhood.
- **Natural Gas Service.** Liston Pennington agreed to research the possibility of working with the gas company to bring service to CG1. After some discussion about the costs associated with converting an existing home from electric to gas, Liston agreed to include this in his research.
- **Road Maintenance.** Bob Prince will contact the County to see what the process is to have our roads inspected and, if needed, what actions would be needed and when they would be done.
- **Next Meeting.** Our next meeting is scheduled for May 28th, at 3:00 p.m. at the VSC offices.

**February 25, 2014.** The new slate of directors was approved by the membership at this annual meeting. Immediately afterward, the new slate of directors voted to approve Bob Prince as President, George Lowell as Vice President, Doug Cross as Treasurer, Annette Hollister as Secretary, and Jacqueline Ross as Chair of the Architectural Control Board.

**January 8, 2014.** A meeting was held by the Cambridge Greens, 1st Addition, Board of Directors to discuss the following:

- **Upcoming Annual Meeting.** Preparation for the upcoming annual POA meeting to be held on February 25th in the Garden Room at Citrus Hills Golf and Country Club was discussed
- **Board.** A list of members were picked for the Board. Three of our current members are retiring after YEARS of service on our Board: Buzz Fredrickson, Charlie Sherron and Paul Simek. Potential new members are Doug Cross (Treasurer) and Liston Pennington (Board Member). If there is an owner who would like to be on the Board, let us know!
- **ACB.** As usual, there were ACB issues to be cleaned up. In this regard, a special Board meeting will be held on January 28th to discuss a persistent "boat in the driveway" issue.
- **Bylaws and Covenants.** A new project for 2014 will be to clean up and update our By-Laws and Covenants
- **Next Meeting.** The next Board meeting is scheduled for March 19th at 2:00 p.m. at VSC

## 2013

**December 4, 2013.** A meeting was held by the Cambridge Greens, 1st Addition, Board of Directors to discuss the following:

- **Financials.** Financials were reviewed covering our total assets of \$33,351.59 for the period ending November 30, 2013. The budget will remain the same with no fee increases for 2014.
- **Annual Meeting.** Annual meeting preparations were discussed for the annual POA meeting to be held on Tuesday, February 25th, at 6:00 p.m.
- **Gas company update.** In 2008, at the Board's request, TECO Energy hired a consultant to conduct a survey to determine property owner interest in a natural gas line coming in our POA. If we were to try again, we would have to start at the beginning with a new consultant and new survey. Information will be presented at the annual POA meeting.
- **ACB.** Courtesy letters were sent to owners regarding post lamps not being lit and boat trailers in driveways. A letter will also be sent to the owner with an above-ground pool to have it removed.
- **Citrus County Department of Public Works** sent a letter indicating that the roads in Cambridge Greens were not going to be scheduled for resurfacing at this time.
- **Next Meeting.** The next board meeting is scheduled for Wednesday, January 8th, at 2:00 p.m. at VSC.

**September 25, 2013.** A meeting was held by the Cambridge Greens, 1st Addition, Board of Directors to discuss the following:

- **Financials** were reviewed covering our total assets of \$34,136.89 for the period ending September 31, 2013. The budget will remain the same with no fee increases for 2014.
- **Security Contract.** There were questions regarding the security contract, i.e., what percentage is paid by Cambridge Greens 1 in comparison to other associations in Citrus Hills.
- **Annual meeting preparation.** If you are planning to leave your position on the Board of Directors, please canvas the owners for your replacement.
- **Owners are speeding on Monopoly Loop.** The issue will be discussed at the annual meeting.
- **The topic of gas lines was discussed.** Information from past discussions will be collected.
- **Resurfacing of Monopoly Loop was discussed.** A letter will be sent to Citrus County Road Department for evaluation.



- **Next Meeting.** The next Board meeting is scheduled for December 4th at 2:00 p.m. at VSC.

**June 26, 2013.** A meeting was held by the Cambridge Greens, 1st Addition, Board of Directors to discuss the following:

- **Financials.** Financials were reviewed covering our total assets of \$39,552.24 for the period ending May 31, 2013.
- **ACB.** After driving through the community, the ACB Committee found lawn, equipment, and trailer/canoe violations. Management has been requested to write letters on the violations.
- **Foreclosure.** The home at 878 N. Currier Point is empty and in foreclosure. The lawn needs cutting and the bushes trimmed, so action will be taken to do so. It was requested to send the owner and bank a letter to let them know that the Association at this time will be maintaining the property and invoicing the account for a non-assessment charge.
- **Budget.** The Board has asked Management to put together a draft budget for 2014 and send it to the Treasurer, Charlie Sherron.

**April 24, 2013.** A meeting was held by the Cambridge Greens, 1st Addition, Board of Directors to discuss the following:

- **Financials** were reviewed covering our total assets of \$43,309.56 for the period ending March 31, 2013.
- **ACB Form.** A new ACB form was presented to the Board that will cover repainting and replacement roofs for homes. The new Repainting and Reroofing Form is available online from either the ACB page or FAQs page.
- **Picnic.** It was the decision of the Board that there will be no picnic in 2013. The Board will address the possibility of resuming the picnic in 2014.
- **BOD.** The Board discussed the need to look for members who would be interested in running for the Board of Directors.
- **Next Meeting.** The next Board meeting is scheduled for June 26th at 2:00 p.m.

**January 9, 2013.** A meeting was held by the Cambridge Greens, 1st Addition, Board of Directors to discuss the following:

- **Financials** were reviewed covering our total assets of \$33,202.23 for the period ending November 30, 2012.
- **ACB.** The ACB will concentrate on lawn violations this Spring. An application for a new roof was approved.
- **BOD.** There is one candidate running for the Board to replace Bob Thomas. Jacqueline Ross has submitted her bio to run for the Board of Directors.
- **Annual Meeting Costs.** Costs were discussed for the Annual Meeting to be held on Tuesday, February 26th, at 6:00 p.m. in the Garden Room at Citrus Hills Golf and Country Club.

## 2012

**September 24, 2012.** A meeting was held by the Cambridge Greens, 1st Addition, Board of Directors to discuss the following:

- **Financials** were reviewed covering our total assets of \$32,398.20. These will now be filed for audit.

- **ACB.** The ACB reviewed four separate property problems. The owners will be properly notified to correct their problems.
- **Gas.** Central Florida Gas will once again be notified to see if they will now put the proposed gas lines into our area.
- **Picnic.** The picnic is set for Sunday, October 28th, at The Elks. The cost is \$7.95 per person for dinner (the POA is covering \$2.95 of this), with drinks \$1.25 at a cash bar.
- **Budget.** Next year's Budget was discussed. Security cost increases will be researched further.
- **The next meeting** of the Board will be on Wednesday, November 7th, at 2:00 p.m. to pass next year's Budget and any other pending matter.

**June 18, 2012.** The Cambridge Greens, 1st Addition, Board of Directors had a meeting to discuss the following:

- **Minutes.** Minutes from the previous meeting were approved.
- **Treasurer's Report.** The Treasurer's report showed an operating account of \$16,352.87 and a CD holding of \$20,501.85.
- **Debt.** A motion was passed to write off the bad debt in the amount of \$2,281.96 so the balance sheet is not inflated.
- **ACB.** The ACB reported that a chain link fence has been removed from a property on Allegrie Drive as requested by a letter from the ACB.
- **ACB.** The ACB plans to do a ride-by survey of the community's lawns. It is aware of the irrigation restrictions, but wants to stay ahead of this issue.
- **ACB.** The ACB reported that there has been no response to its first letter to a property owner on Monopoly Loop citing a neglected swimming pool and other issues, nor has any action been taken to correct the problems. The Board has directed VSC to issue the "Second Notice" letter.
- **The Annual Garage Sale** will be scheduled for October; date to follow.
- **The Annual Picnic** will be scheduled for October or November at the Elk's Club in Hernando (on the lake); date and time to follow.
- **The next Board Meeting** is scheduled for September 17th at 2:00 p.m.

**March 20, 2012.** The Cambridge Greens, 1st Addition, Board of Directors had a meeting to discuss the following:

- **New Officers.** Appointed new officers for 2012: George Lowell, President; Bob Prince, Vice President, Charlie Sherron, Treasurer; and Annette Hollister, Secretary
- **Treasurer's Report.** Approved the Treasurer's report with a question on a \$225 charge for tax preparation and filing to be answered by the next meeting
- **Liens.** Approved filing liens on 5 properties having delinquent dues payments of over \$296
- **ACB.** Heard the ACB report on approval of the shed and a room addition on Lafayette. The ACB will determine when to send out lawn repair letters
- **Deeds.** Diane Evans will email all new deeds to George Lowell and Dick Rose, and Dick will email George a short report on each new resident he sees
- **Mowing.** The POA will start mowing foreclosed homes as we did last year to keep our residential area looking good
- **Annual Meeting.** At the request of VSC, a motion was passed to make our annual meetings on the last Monday of February each year
- **Next Meeting.** The next Board meeting is scheduled for June 18th at 2:00 p.m.

**2011**

**December 15, 2011.** The Board of Directors held a special meeting to discuss a change in the amendments regarding sheds. Paul Simek explained that an owner has requested to build a shed on a conjoined lot, which has no single family residence on the lot in question. Paul explained that the Declaration of Covenants will have to be changed to allow this shed to be built on the vacant lot that is conjoined to the lot where a single family residence is situated. The Board voted to defer construction of the shed on the vacant lot until the Association documents have been changed and approved by a vote of the membership. Bob Prince and Paul Simek will do a rewrite of the amendments, where necessary, to accommodate the above motion. This rewrite will be presented to the Board for approval, and will then be sent to the attorney for final approval.

**November 15, 2011.** At the November meeting, there was a brief discussion regarding the sign maintenance and electric bill on Monopoly Loop and Hartford. Buzz Fredrickson assured the Board that Cambridge Greens 1st Addition is not responsible for the electric bill or maintenance according to the agreement between Cambridge Greens of Citrus Hills and Cambridge Greens 1st Addition. Paul Simek would like the ACB to schedule a monthly meeting on an as needed basis, and add a fifth person to the ACB. As part of new business discussions, the slate of candidates for the 2012 fiscal year will be: George Lowell, Bob Prince, Charlie Sherron, Paul Simek, Bob Thomas, Annette Hollister and Buzz Fredrickson. John Bader will sit on the Financial Committee. Delinquent accounts were discussed as well as current properties not deemed in compliance with existing deed restrictions.

**September 15, 2011.** This Fall board meeting was used to address several issues. In accordance with our earlier approved financial plan, a motion was made and passed to increase the POA Annual Assessment fee to \$110.00 for next year. One more \$10.00 increase may be necessary next year to insure future financial stability. Given the future limited availability of our current Treasurer, the Board also approved implementation of a finance committee headed by Charlie Sherron that will keep the Board updated on all financial issues. The current practice of using only two officers for signing checks was changed to allow for four officers to have signatures on record at the bank. Delinquent accounts were discussed as well as current properties not deemed in compliance with existing deed restrictions. A date of 29 September was set for a special ACB meeting with a resident having issues with a non-compliance letter that he received. Finally, the annual picnic was formally set for 30 October from 1:00 to 4:00PM at the local Elks Club picnic area.

**June 23, 2011.** This regularly scheduled board meeting was used to address several issues. Delinquent accounts were reviewed, and there is one bankruptcy pending. Bad lawns were also discussed. First notices were sent with only one response. Second notices will be sent out by management. County and Progress Energy were notified about areas of concern that need correction. The question came up regarding the mowing of vacant lots. The lots within Cambridge Greens 1st Addition are classified as natural wooded lots. An unnatural lot is one that is free of foliage and trees and is classified as an open lot. Letters will be sent to the owners who questioned the mowing of lots. The increase for 2012 for Cambridge Greens 1st Addition will be \$10.75 per month with an annual fee of \$6,000 for management services.

**March 16, 2011.** The primary purpose of the meeting was to elect new officers from the slate of directors approved by the membership at the annual meeting in February. Buzz Fredrickson had announced at the February Annual Membership Meeting that he would be stepping down

as our POA President. The Directors voted to approve George Lowell, President; Bob Prince, Vice President; Charlie Sherron, Treasurer; and Annette Hollister, Secretary. Paul Simek will remain as Chairman of the Architectural Control Board. Other discussion items involved an update of delinquent accounts. Charlie Sherron indicated we have about \$1,000 extra in our account right now. Dick Rose will replace Sue Sherron as Hospitality Host. Since Bob Thomas lives very close to the new Cambridge Greens sign on the east end of Hartford, he agreed to watch for the meter to be installed. Letters to Association Members who have not yet paid their annual membership dues will be sent advising a \$25 late fee has been added to their amount due. In late April, Paul Simek will check on the overall condition of lawns in our Association. Letters will go out to those who may need to replace/repair lawns that are in very poor condition. Diane will check into whether we can increase our number of Board Members from 7 to 9. Our next meeting is scheduled for June 23, 2011, at 3:00pm at the VSC offices.

**January 19, 2011.** This first board meeting of the year was focused on the forthcoming annual membership meeting in February and approval of lighting for the Cambridge Greens entrance sign on the Celina Hills end of E. Hartford. The outgoing announcement letter for the 2011 annual POA membership meeting was reviewed and approved along with the slate of Board Officers to be voted on by the membership at the meeting. Lighting of the entrance sign, managed by the other Cambridge Greens POA, was discussed and approved. Our proposed cost was limited to 40% of the eastern-most sign based on our percentage of the total lots in the two communities. Other discussion centered on actions related to delinquent accounts resulting from foreclosure action. Demand for payment letters will be sent to the appropriate mortgage/bank facilities. Other actions included election of a new hospitality hostess, Sandy Price, to replace Sue Sherron whose medical condition has precluded continued support activities at this time, and a review of the 2010 picnic cost summary. Finally, Buzz Fredrickson announced that after 8 years, he will be stepping down from the POA Presidency next year. George Lowell has indicated he would take the job if elected. No specific date was set for the next Board meeting, although it will be in March following the annual membership meeting on 27 February 2011.

## **2010**

**September 29, 2010.** This was our annual fall meeting during which we discussed a multitude of subjects. Primary among these were the recent problem with foreclosures and the resulting lack of appropriate property maintenance. Recently, the Board has had to arrange for lawn maintenance for two properties and more are expected. Toward this end, we have voted to establish a separate budget item to address this expenditure in the future. The budget for next year was also reviewed/discussed and a separate letter to the community was approved advising of future dues increases. These increases are necessary in that our reserves have now been reduced to the point that we must insure future budgets can be sustained. An amendment to our existing deed restrictions was also discussed that will bring our document up to date with current Florida law regarding penalties for non-compliant members. This amendment will be distributed to the community for approval as part of our annual membership meeting notice for next year. The 2011 surveillance contract was approved as were expenditures related to the forthcoming POA yard sale and annual picnic. Finally, the Gas Line Extension project was put on indefinite hold given recent discussions with Central Florida Gas who advised us they would not be prepared to support our request for service anytime in the near future. There being no further business, the Board adjourned pending our next scheduled meeting at 3:00p.m. on January 12, 2011.

**July 14, 2010.** This regularly scheduled Board meeting was used to address several issues, primarily those related to the maintenance of homes IAW terms of our covenants and deed restrictions. Board members approved the drafting of an amendment to more specifically address fining procedures for non-responsive homeowners and bring this aspect of our covenants in line with Florida law. The Board also agreed that any violation letters to be sent out by VSC would be approved by either the ACB Chair or a Board member. Annette Hollister was voted in as our POA Secretary, thereby splitting the Secretary/Treasurer position into separate officers. Charlie Sherron will continue as our POA Treasurer. Bob Thomas took an action to contact the gas company and get an update on when we might expect continuation of our gas line extension project. Planning for a forthcoming Yard Sale (October 16th) and Picnic (November 7th) were also discussed. Joyce Simek will chair the Yard Sale committee and Ann Bader will once again chair the Picnic committee. The next scheduled Board meeting was set for September 29th at VSC offices.

**March 31, 2010.** The primary purpose of this meeting was to elect new officers from the slate of directors approved by the membership at the annual meeting in February. Directors voted to approve the same officers from the previous year, i.e., Buzz Fredrickson, President; George Lowell, Vice-President and Charlie Sherron, Secretary/Treasurer. Paul Simek will also remain as our Chairman of the Architectural Control Board. Other discussion items included action to establish liens against several delinquent owners and action to be taken against owners who fail to comply with correspondence addressing deed restriction violations. A forthcoming community yard sale and the annual POA picnic were also addressed. There being no further business, the next Board of Directors meeting was scheduled for July 14, 2010.

**January 13, 2010.** This first board meeting of the new year was focused on budget issues and the forthcoming annual membership meeting in February. By design, the 2010 budget will once again reflect a shortfall, thus continuing to draw down our overall POA surplus. However, this will be the last year that we will enjoy no increase in the annual membership fee. Charlie Sherron provided the board with a 4-year budget projection that would rely on an annual 10-percent fee increase starting in 2011 to reach solvency by the year 2013. At that point, we would achieve a balanced budget with an acceptable level of reserves just short of one year's operating expenses. Delinquent accounts were also addressed and appropriate recommendations made to address member non-compliance with timely payments. The gas project was put on hold for the forthcoming year pending TECO readiness to provide necessary gas line extensions. Finally, the formal notice with appropriate attachments/enclosures for the forthcoming February membership meeting were discussed and agreed upon. The next Board meeting to elect new officers for the new year will be tentatively held on March 10, 2010.

## **2009**

**September 23, 2009.** This was the regularly scheduled fall meeting of the Board. Discussion items included requests for waiver of interest and fees associated with select delinquent accounts, amending the POA documentation to allow for charging late fees when accounts go delinquent, and the tabling of the gas project until such time as Central Florida Gas is ready again to provide the necessary capitol for neighborhood distribution. The 2009 POA picnic currently scheduled for November 1, 2009 was also discussed. Board members approved a subsidy of \$2.95 per person to offset the \$7.95/person charge imposed by the Elks Club for catering the event. The Association continues to be in good financial stead with sufficient funds to continue operating at our current level for next year with no increase in annual dues.

**June 17, 2009.** This quarterly Board Meeting was primarily intended to address the gas line extension project with TECO. Unfortunately, TECO is still coordinating the draft agreement with their legal department and was not yet prepared to meet with the Board. This effort was therefore tabled for a separate gas project committee meeting to address the issues and coordinate documents for review by our own legal staff. This meeting will be held once TECO provides the documentation and members get an opportunity to review the agreement and cost analysis. Future Board action will be deferred until the September meeting. Other actions by the Board included approving the filing of liens against two owners who were more than two years delinquent in their payments and a discussion of current financial planning. The treasurer advised we remain in good financial stead even though we continue to try and draw down our existing cash position. The Board approved advanced monies to support planning a POA picnic in the fall. This picnic will once again be held at the Elks club picnic area and catered by that organization.

**March 18, 2009.** This being the first Board meeting following the annual membership meeting, new officers were selected from the slate of electors approved by the membership. The Board chose to continue with the same officers for another year: Buzz Fredrickson, President; George Lowell, VP; Charlie Sherron, Secretary/Treasurer; and Paul Simek, Chairman of the ACB. The Natural Gas Extension Project was discussed at length and a draft deed restriction reviewed. A DVD of the gas company presentation at the annual membership has been added to our POA website and Board members have left copies with VSC for individual access and review. The next step in the process will be to meet with the gas company representative and finalize arrangements to be incorporated into a formal agreement between the gas company and our POA. The Board expects to have both the deed restriction and gas company agreement ready for legal review within 60 days. The Board also noted that the Kim foreclosure legal action has been settled and the POA was awarded \$5,662.98 for past dues, compounded interest and other expenses. These monies have been received and deposited into our account. The next Board meeting has tentatively been set for the first Wednesday in June.

**January 21, 2009.** This was a Special Board Meeting called to expeditiously resolve issues related to the Kim foreclosure process. Questions had arisen that put the amount of interest charged in doubt. The Board discussed the issue and concluded that the annual compounding used in this case was legitimate but perhaps resulted in an amount that placed a substantial burden on the client. To expedite the process, the Board approved a reduced amount of \$3,000 and requested VSC communicate this amount to the lawyer handling the case. The Board also used this opportunity to voice our complaints about the use of several CAMs to handle our POA business. This has resulted in misinformation passed to the Board and general confusion in some circumstances. VSC will address this issue and consider assigning a single focal point for our POA. Finally, the Board took up the gas line extension project and approved looking into hiring a person to videotape both the forthcoming TECO presentation and Q&A session at the annual membership meeting. The resulting DVD would be posted on the web site and available for review by all members at the VSC facility.

**January 7, 2009.** This first meeting of the Board in 2009 was focused on getting the invitation out for the 2009 Membership Meeting on February 22, 2009. The meeting agenda, financial data, and slate of electors were reviewed and finalized for inclusion with the invitation letter. Also discussed were delinquent accounts, status of legal activities being conducted in support of the Board, and the on-going gas line extension project. The Board

reviewed a sample of the survey results for the proposed gas line extension and then turned the data over to the committee for final compilation of the results. Survey results will be presented at the membership meeting. At the Board's request, Mr. Darrell Reneau will also provide a briefing on the gas line extension proposal along with a detailed description of the contractual arrangements required with our POA prior to implementation of the project. There being no further business, the Board established a date of March 18th for its next meeting and then adjourned.

## 2008

**November 19, 2008.** This special session of the Board was called to hear the results of the **gas company's analysis** into extending natural gas lines into our community and to approve our budget for 2009. Also required were formal Board approvals for our VSC management services contract and the 2009 security contract. Mr. Darrell Reneau gave the Board a thorough briefing on the study he performed and a copy of the draft contract that would have to be approved before the company could proceed. Highlights of Darrell's presentation are included on the News and Events page of this website. **The next step will be to provide a similar presentation to the membership at our annual meeting on February 22, 2009.** After a brief discussion, the 2009 budget was approved as drafted. The only significant change was an additional 10% increase allowed for electricity given the planned Progress Energy increases to support the new nuclear plant construction. The renegotiated management services support contract for 2009-2011 was approved without discussion. Basically it provides for a single 3% increase from our previous contract over the three-year period from 2009 to 2011. The 2009 security was negotiated with a new provider at a cost of some \$500 dollars cheaper for our POA. VSC will closely monitor the performance of the contractor to insure all provisions are being met. A direct link will be provided from our web site to the new security contractor's site for those interested in monitoring security activities/reports.

**September 10, 2008.** **A primary objective of this meeting was to address renewal of the security and management services contracts and to get an update on the on-going project to investigate extension of natural gas pipelines into our community.** As regards the latter, the gas lines cost analysis was not yet completed so no update was available. Tom Peterson, president of VSC, advised us that they are currently reviewing two separate bids for the 2009 security contract. Relevant POA officers would be asked to participate in the final contractor selection. He also noted that the new contract, regardless of contractor, would only involve a marginal increase in the current contract cost. As to the VSC management services contract, they are prepared to renew the existing contract for 3 years but with a new clause that allows for an annual 3% increase in the basic cost. This will be an item of negotiation. There was considerable discussion over the ongoing foreclosure process regarding the Kim residence. VSC was tasked to provide specific information on what the lawyer has accomplished to date, what future steps will be involved and to provide an estimated timeline for each step. This effort has been going on for over a year with the POA having to pay for periodic landscape maintenance. Board members felt that VSC needs to work this issue diligently and get their lawyer to move this case along. The next Board meeting will be held on January 22, 2009.

**June 13, 2008.** **A focus of this meeting was to evaluate the potential for extending gas service lines into our community.** Bob Thomas and Bob Prince are taking the lead in the project and arranged to have a representative from the gas company provide Board members from both Cambridge Greens POA and Cambridge Greens 1 POA with a presentation on the

subject. **Both POAs will jointly assess the feasibility of providing natural gas service into Cambridge Greens.** The gas company representative is currently conducting a construction cost analysis to assist in this effort. The Board reconvened following this meeting to hold our regularly scheduled Board meeting. Items on the agenda included: delinquent accounts, Nature Coast Bank, legal services, Kim foreclosure, and VSC contract renewal. Board members approved the transition of our bank operations from AmSouth to the locally available Nature Coast Bank. A previous review had shown there to be no additional cost in the services provided, and it would be more convenient to us in that VSC currently employs their service as well. Status of the ongoing foreclosure process on the Kim property was reviewed. Bob Tankle, our lawyer, has given them to the 4th of July to pay the current lien assessments along with penalties and interest, or we will file formal foreclosure proceedings to recover our money. Charlie Sherron took an action to look at our expiring 3-year contract with VSC and determine what if any changes need to be made, and what would be an agreeable rate for a follow-on contract.

**March 12, 2008.** This being the first Board meeting following the annual membership meeting, the primary purpose was to elect POA officers for the forthcoming year. Following a brief discussion, the Board unanimously approved the same set of officers from the previous year: President, Buzz Fredrickson; Vice President, George Lowell; and Secretary/Treasurer, Charlie Sherron. Other business included a discussion on reporting of delinquent accounts, approval of our fair share of the Cambridge Greens entry signs, and the status of lien and foreclosure processing on the home at 1864 E. Monopoly Loop. Members requested VSC organize their delinquent account information in a manner that allows display of the current processing status as well as the delinquent amount. The Board approved our share of the Cambridge Greens entry sign replacement in the amount of \$1799.88. VSC was also asked to provide feedback at the next Board meeting on outstanding questions regarding processing of the lien on Lot 3, Block 12, along with associated legal issues. There being no further business, the Board established the next scheduled meeting for June 12, 2008 and adjourned for the day.

**January 9, 2008. The primary purpose of this meeting was to discuss the 2008 Security Contract and to finalize financial information** necessary for VSC to include with the forthcoming annual meeting notification. This year's annual meeting will be held on February 17th in the Citrus Hills G&CC Garden Room at 2:00pm. Legal issues related to the foreclosure and sale of Lot 3, Block 12 were discussed with VSC and further updates requested from our attorney. As relates to the Security Contract, Tom Peterson provided Board members with considerable background information on the current contract structure and provisions. Activity reports submitted by the patrolling officers are no longer mailed out to POA presidents but are still available at VSC for review if desired. The Board ultimately approved the new 2008 Security Contract as written. Finally, VSC took an action to get the annual meeting notice out to members in time to meet established POA notification guidelines. The next Board meeting will be held in late February or early March to elect officers for 2008.

## **2007**

**October 17, 2007. Major discussion items at this Board meeting included budgeting for replacement of the Cambridge Greens sign on the eastern end of East Hartford Street,** revision to our policy for implementing liens, updating hospitality host materials, and foreclosure proceedings on a Monopoly Loop property. As relates to the sign replacement, Cambridge Greens POA had requested that we share in the cost for this sign replacement. Board members



agreed that this should be a joint effort in that the sign supports both Cambridge Greens communities. Assuming a reasonable replacement cost estimate, the Board approved 2008 budgeting for the sign at a ratio commensurate with the number of lots in each of the two communities. Our lien implementation policy was revised to provide for a more responsive reply to defaulted accounts. Once an account is 15 days in arrears, the owner will be sent a reminder that their account is past due with a request for payment within 30 days. If nothing is received within the 30 days, Board officers will review the case before requesting VSC send an "Intent to Lien" letter. Legal action would follow. As relates to the foreclosure case, VSC was asked to contact the Citrus Hills lawyer on payment of past due amounts and to also coordinate with Mr. Tankel regarding issues associated with the recent sale of this property. The next meeting of the Board was scheduled for 2:00pm on Wednesday, January 9, 2008.

**June 13, 2007. A major topic of discussion at this quarterly Board meeting was the potential application of a Neighborhood Watch program for our community.** Bob Prince, who had looked into this subject at the request of the Board, gave a summary presentation of his findings to the members. After discussion, the Board ultimately concluded that the existing security measures currently meet our needs and tabled the topic for the foreseeable future. The Board also took action to approve a new Hospitality Hostess to greet newcomers to our community. Sue Sherron has volunteered to fill this position. Buzz gave members an update on the newly formed POA Advisory Board and the scheduled July meeting with Mr. Tamposi. Buzz and Bob Prince will represent our POA on this Advisory Council. Other topics discussed included the newly formed E-mail advisory list, collection of an outstanding lien on one of our lots, and a member's request to the ACB for a security wall around his lanai. A complete set of minutes from this meeting can be requested from VSC.

**March 14, 2007. The primary purpose of this meeting was to elect officers for the new year and address issues remaining from the previous Board meeting in January.** The slate of officers from the previous year was unanimously reelected: President - Buzz Fredrickson, Vice President - George Lowell, Secretary/Treasurer - Charlie Sherron and ACB Chairman - Paul Simek. The Board then approved the Progress Energy cost estimate for installation of the proposed six new streetlights and requested Charlie work with Progress Energy for a summer installation. The relatively small number of proxies received for the membership meeting was discussed along with options to help improve this figure in the future. Members agreed to draft a letter to the membership in an attempt to acquire e-mail addresses to facilitate notification of POA activities/events and alert them to web page updates. Deadlines were set for completing and posting the membership meeting minutes and action was taken to investigate the requirements for instituting a neighborhood watch within our community. Other discussion items included hospitality host materials, barbed wire fence removal, and county filing of the amended article in our covenants. The next meeting was set for June 13, 2007 at 2:00PM.

**January 17, 2007. This scheduled meeting of the Board immediately followed an informal hearing to address action related to a complaint regarding storage of a camper/trailer on a resident's property.** The Board recognized that the current covenants do not allow for temporary storage of recreational vehicles or camper/trailers for the purpose of cleaning and packing/unpacking. As a result, a draft change to Article VII, Section 2(c), will be submitted to the membership and voted on at the forthcoming annual meeting. This change will allow for temporary storage of up to three consecutive days out of a seven-day period for purposes of cleaning and packing/unpacking. Additional time would have to be granted by the ACB.

Topics discussed during the regular business meeting included: acquisition of new streetlights, enforcement of post lamp lighting, legal action on a current property lien, and preparations required for the forthcoming annual membership meeting in February. We anticipate having cost/installation details on the new street lighting to present at the membership meeting. As regards the property lien, Buzz talked to Eric Abel, the Citrus Hills lawyer, and subsequently had VSC initiate legal action. Our attorney, Mr. Robert Tankel, has now filed papers with the court to address Cambridge Greens 1 monetary interests in the suit being brought by Citrus Hills. Further action is pending. Budget issues were also addressed at the meeting, and a final 2007 budget approved that will meet future requirements with no increase in the annual maintenance fee. Finally, our newest Board member, Mr. Bob Prince, was welcomed to the Board. He is replacing Mr. Dave Sottrines who stepped down from the Board, effective 1 January 2007, after many years of service.

## 2006

**December 6, 2006.** This scheduled meeting of the Board addressed several open issues from our last meeting as well as some more recent issues. **As regards new streetlights, we have now identified 6 additional locations that have been marked by Florida power with stakes having a red top.** Florida power is preparing a cost estimate that will determine which and how many of these we will ultimately install. The annual picnic expenses were discussed with an apparent final cost to the POA of less than \$100 once all income and expenses were considered. A request for hearing by one of our members was set for January prior to our scheduled Board meeting. At issue is RV/camper parking. The Board agreed that the existing restrictions need to be amended to more specifically reflect temporary resident parking of these vehicles. The new two-year Security Contract negotiated by VSC was approved. The Board did feel that the current starting time for daily 12 hour patrols should be moved from 3PM to 5PM. Another issue involves a lawsuit being brought by Citrus Hills against a former owner who faulted on a Contract for Deed. Since Cambridge Greens, 1st Addition, has an open lien on the property, we are also involved in the suit. Buzz Fredrickson will meet with Eric Abel, the Citrus Hills lawyer, to get a better understanding of the current suit and its ultimate impact on our association.

**October 4, 2006.** This was our regularly scheduled fall meeting to address old and new issues arising since our spring meeting in May. **Buzz provided an overview of an earlier VSC seminar he attended on updates to Florida statutes involving management of POAs.** As a point of interest, VSC maintains a voluminous practical guide to the operation of Homeowners Associations for reference by member POA officers. Old business included discussions on VSC progress in removing the barbed wire fence bordering Cambridge Greens property on Allegrie and the Shenandoah development, as well as member updates on projects involving identification of post lamp offenders and planning for additional streetlights. New business included discussions on the financial report, roadside mowing complaints, and criteria for new shed construction. A \$350 advance was approved for use by the Picnic Committee in early planning activities. Having spent several years on the BOD, Dave Sottrines has requested that he be removed from the Board effective 31 December 2006. Bob Prince has agreed to assume his position and will plan to sit in on our next board meeting on 6 December 06. Formal minutes of this meeting will be published by VSC and made available for general membership viewing.

**May 24, 2006.** The primary purpose of this meeting was to clear up several open issues that had been pending since our last meeting. **First, we voted to approve a change in bank services from Bank America to AmSouth.** The basic reason for this change is that AmSouth is the bank currently supporting our managerial and accounting services (VSC, Inc.), and having a common banking system will facilitate overall operations. AmSouth has assured us that they will provide all the same services provided by Bank America at no charge. A budget review showed that we are currently tracking well with our forecasted budget with only minimal increases. The Board approved placing liens on two homes for back-due fees and to also advise Citrus Hills that we would be placing a lien on a lot that has come back to them after a defaulted Contract for Deed. George Lowell took an action to complete a review of homes with inoperable post lamps and to draft a letter to them requesting their compliance without further action on our part. Additionally, Dave Sotrines will lead an effort to determine the number and location of some additional street lights for the community. Finally, the Board approved having VSC prepare a quarterly listing of new residents that will be submitted directly to the Hospitality Host so that she can provide them a welcoming package.

**March 8, 2006. The primary purpose of this meeting was to elect officers for the 2006 year and to discuss issues related to the annual membership meeting on February 24, 2006.** All officers from the previous year were unanimously elected for an additional year in their same positions. Copies of a proposed letter to the membership regarding the importance of proxy voting and a draft of the annual membership meeting minutes were reviewed by the Board and approved as drafted. The Board discussed concerns expressed by the membership at the annual meeting regarding the barbed wire fence that still remains along Allegrie beyond the Shenandoah project. VSC, Inc. took an action to look into this and get the remaining fence removed. Post lamps were discussed and an action taken by the Board to do a May survey in order to determine who should be sent a reminder letter. Another Board action will be to investigate the potential for adding some additional streetlights to our community. Charlie Sherron and Dave Sotrines will lead this effort. A more complete accounting of meeting activities will be included in the official minutes to be prepared by VSC, Inc.

**January 4, 2006. The primary focus of this Board meeting was to finalize issues related to the transfer of management services responsibility from Schlumberger Accounting, Inc. to Village Services Cooperative, Inc.** and to prepare for the upcoming general membership meeting on February 26, 2006. Charlie reported that actions related to the transfer were on schedule and that everything should be completed by the end of next week. The last effort will be to physically transfer the filing cabinets and historical documentation over to the new VSC building sometime during the week of 9-13 January. Charlie reviewed the draft budget for 2006 which, with minor modification, will be attached to the cover letter announcing the membership meeting. VSC will put together the draft package and submit it to the Board for final approval prior to release. Paul Simek, the ACB chair, will also work with VSC to ensure an updated Cambridge Greens 1 membership list is available to the membership at the time of the meeting. The Board also approved a change in the By-Laws to hold the annual membership meeting on the last Sunday in February rather than the currently reflected last Monday in February. Other issues covered during the meeting will be included in the formal minutes being prepared by VSC, Inc.

**2005**

**November 9, 2005. Major objectives of this Board meeting were to address the transfer of POA management services to a new contractor, vote on renewal of the existing security contract for an additional year, and to formally conclude the documentation of ACB procedures with an update to the POA web site.** After several meetings with Village Services Cooperative, Inc. (VSC), Board officers reached an acceptable contractual arrangement with VSC that will result in their providing our management services for a period of 3 years starting in January 2006. Charlie Sherron will serve as the responsible liaison officer to assure an orderly transition from Schlumberger Accounting. The optional second year of the existing security contract was approved after a brief discussion. While efforts were made to obtain a reduced rate for this year, the fact that we are simply exercising an optional year on the existing contract precluded any meaningful reduction. However, a small rebate from last year is still possible. Finally, Paul Simek turned over to the Board a working notebook of ACB procedures that were formalized over the past several months. Paul was also formally voted in as a member of the Board of Directors where he will also serve as a liaison to the ACB activities. Following the meeting, the web site was updated with the latest procedures and ACB member structure.

**September 14, 2005. This meeting was specifically called to address the Village Services, Inc., offer to make common space/support available in their new building for all Citrus Hills Property Owner Associations interested in signing on to a joint agreement.** Charlie Sherron had done a preliminary cost analysis that indicated this move may not be in our best interests. However, to fully explore the option, Buzz will make an appointment with Village Services Inc. to allow the Board officers to sit down with their officers and determine what offer they might make to support our specific requirements and cost limitations. Results will be discussed and voted on at a forthcoming Board meeting. Other agenda items discussed by the Board included: past due accounts, picnic planning, and ACB documentation. Bill Murray reported that the documentation process is proceeding well and also noted that we currently have some 11 homes in various stages of construction. Charlie advised that the current CD has expired and arrangements have been made to reissue a new CD at an improved rate. The Board approved the action to reopen a new 12 month CD.

**July 13, 2005.** The primary purpose of this meeting was to follow up on open items from the previous board and discuss **Architectural Control Board agenda items. Picnic planning was also discussed** with the Board approving a \$250.00 advance to Marge Cowie's planning committee. The Schlumberger Accounting contract was approved to include a more detailed listing of services to be provided under this document. Other discussion items included: quarterly budget reports, overdue accounts, and Allegrie road repair. Deed restriction violations at two properties were discussed and corrective action initiated. A written accounting of ACB procedures was requested to facilitate making a separate ACB button for the Cambridge Greens 1 web site. A 1 November deadline was proposed and approved by the Board. The Board also accepted the resignation of Bill Murray as ACB Chairman, effective November 1, 2005, and approved the nomination of Paul Simek as Board Chairman, effective the same date. Two new nominees to the ACB were also approved.

**March 9, 2005. This first meeting of the Board following the annual membership meeting was called to elect Board Officers for the year and address new business before the board.** Following nomination proposals, the same officers were reinstated from the previous year. Issues raised at the annual membership meeting were discussed. Due to budgetary requirements for a year's worth of financial data, members voted to retain the existing annual

February membership meeting rather than include the suggested Fall meeting. **Other discussion items included the Schlumberger contract, annual picnic, and deed restriction violations.** The Board approved a motion to assign Charlie Sherron as a temporary member of the ACB to assist in documenting ACB procedures and serve as a liaison between the ACB and Board of Directors. The Board also approved a motion that any ACB letters to the owners addressing deed restriction violations be first coordinated with the Board.