

**CAMBRIDGE GREENS 1ST ADDITION POA, INC.
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**MINUTES OF THE ANNUAL MEETING OF
CAMBRIDGE GREENS 1ST ADDITION POA, INC.
FEBRUARY 27, 2005**

The annual meeting of the Cambridge Greens 1st Addition POA Inc. was held on Sunday, February 27, 2005 at 2:30 p.m. at Citrus Hills Golf & Country Club (formerly known as Andre's of Citrus Hills), Garden Room, 505 E. Hartford St., Hernando, FL 34442.

Mr. Buzz Fredrickson, President of the Association, called the meeting to order and asked if there were any new residents present. There were none in attendance.

The current officers were introduced as: George Lowell - Vice-President, and Bob Cowie – Director, who was approved by the Board to finish out Janet Connolly's term. Also present was William Murray – ACB Chairman.

The number of votes either by proxy or in person needed to conduct business is 69 (37% of 197 lots). The needed quorum for this meeting was 65. It was verified that 55 proxies had been received and 20 votes were present at the meeting. A total of 75 votes were counted which did represent the necessary quorum.

The last annual meeting minutes were read by Mary C. Schlumberger. A motion was made and seconded to approve the minutes as read. The motion passed.

Buzz Fredrickson spoke about the decision made at the December 2004 Board meeting to increase the annual assessment fees by 10% to \$91.00. The financial statement for the Association was presented for approval by George Lowell. It was stated that the financial statement for the year ending December 31, 2004 showed the cash position of the Association was \$16417.10 in the checking account and a CD valued at \$20733.60. The major source of revenue is the annual assessment fee. The expenses for the Association are basically the monies paid for accounting & administrative services, street lighting, and surveillance services. The current outstanding receivables as of December 31, 2004 were \$6059.78. Also included in the checking account is \$5553.33 in prepaid dues for 2005. The CD will renew in July 2005. There were slight decreases in the office & meeting supplies. Surveillance will also decrease in cost. A motion was made & seconded to accept the financial report. The motion passed.

Buzz asked Dick Rose, the Hospitality Chairperson, to describe his function. Dick explained that when he is notified that there is a new resident, he contacts them and arranges to bring a copy of the Deed Restrictions and a copy of the Citrus Hills Directory to them. Dick also

welcomes the new residents and helps them with questions they may have regarding Cambridge Greens 1st Addition. Dick welcomed 6 new residents this year and he expects there will be 6 to 7 additional new residents in 2005 if the current construction pace keeps up.

Buzz then asked Bill Murray, the Architectural Control Board Chairperson, to describe his function. Bill told a brief history of how he came to be on the Architectural Control Board. It was in response to his wife Barbara who was concerned as to how some villages in Citrus Hills were allowing homes to be built whose designs and colors were not very appealing thereby disrupting the harmony of design and color in the village. The procedures of the ACB for new construction are as follows:

a. A construction company sends or drops off plans to Mary Schlumberger at Schlumberger Accounting. Mary then verifies that the plans are actually for a property in Cambridge Greens 1st Addition. She then attaches the required paperwork and sends the package to the ACB.

b. Upon receipt of the package, the ACB reviews the site plan, clearances, colors and blueprints. If there is a problem with the plans (e.g. setbacks are not correct, color chips are not attached, site plan missing, etc.), then the information is relayed to Mary and she sends a letter or calls the contractor.

c. Once the plans are complete and at least three (3) signatures of ACB members are obtained on the approval (this must be done within 45 days), the ACB contacts Mary to have a letter of approval with any notations and/or instructions sent along with the blue ACB approval notice, which is to be posted on the construction site.

d. Mary then forwards a copy of the ACB approval to the ACB and the President of the Association.

e. At the end of construction or as soon as the ACB is finished with them, the plans are returned to Mary to be filed with the Association documents in her office, which is the registered office address of the Association. If there is an objection to approval by a majority of the ACB members, then the situation will be discussed with the Board of Directors to help with a resolution.

For existing homes the ACB deals with approvals of items such as fences, pools, additions, repainting, etc. In most of these situations the unit owner submits a request for approval directly to the ACB. Once approved then the process begins with step 3 as listed above. Repainting requests only need approval if the colors are changing from the original construction. Chain link fences are not approved. Vinyl coated metal fences with a color are occasionally approved if they meet the criteria. Flagpoles and vegetable gardens have some restrictions. RV and Boat Storage is restricted. Sign sizes are regulated.

The postlamps must be functioning or the owner will be in violation of the deed restrictions.

It is also important for the owners to keep their roof clean. The approximate cost to have a roof cleaned is between \$100 to \$125 depending on the roof size, or owners may do it themselves with the appropriate equipment.

The ACB helps to maintain the quality and value within the neighborhood by monitoring, identifying, and taking action in regard to the deed restriction violations. Most problems seem to occur in the rented houses. If a letter is required to address the situation, the ACB requests Mary Schlumberger to send a letter with a time limit of 10 days response time. If no response, a second letter is sent. If there is no response at all, then the Board will take action if necessary.

If you see a streetlight out, please write down the pole number and contact the electric company. They will be able to identify its location by the pole number.

The ACB is selected and approved by the Board of Directors. Buzz advised the membership that members of the Architectural Control Board approved by the Board of Directors on November 5, 2004 are Dick Rose, Paul Simek, Ed Nery, Charlie Sherron and of course, Bill Murray.

OLD BUSINESS

Buzz explained that the road damage, caused by the Shenandoah Development, was addressed at the Board meeting in February 2004. The Board decided to hold off any immediate action to see whether the contractor would remedy the situation. The Board met again in July 2004 and Bob Truax contacted the county roads department. The situation is being addressed.

At an earlier Board meeting, George Lowell took an action to check for missing and damaged blue markers that identify fire hydrant locations. This action is now complete and replacements have been installed by the county.

Buzz stated that Marge Cowie and her committee deserve recognition for their efforts regarding the picnic. The Board approved \$250.00 for the picnic. There was a wonderful turnout and the hosts were Bob and Patti Truax. Many photos were taken at the picnic, which Janet & Buzz posted on the website.

In December 2004 the Board approved the development of a website for the Association. The link is <http://www.cambridgegreens1.com/>. This website will provide answers to frequently asked questions, access to documents pertinent to the Association, such as deed restrictions, meeting information, minutes, etc. There are several buttons on the home page, which allow the members to access the information that they require or link to a county or state website such as the clerk of courts, city of Inverness, state of Florida, etc. There is a page for frequently asked questions, contact lists, etc. More links will be added as necessary.

Within Cambridge Greens 1 there are 93 homes completed or under construction. Within

the 14 villages of Citrus Hills, there are almost 5000 homes completed or under construction.

Buzz spoke about the security contract with Citrus Hills, which expired in December 2004. He contacted the crime analysis unit within the Sheriff's Department to obtain an analysis of the reported crimes within each of the major communities in the county and whether they have any neighborhood patrols or independent security contracts. They looked at Citrus Hills, Pine Ridge, Sugarmill Woods, and Citrus Springs. There was no basis for determining the percentage of crime for each without knowing the number of homes in each community, but they did report the actual number of reported crimes within each community. Citrus Springs does not currently have any separate contracted security and from January 2003 to February 2005, there were 67 crimes reported consisting of break-ins and car thefts. For the same period, Citrus Hills had 36 reports, Pine Ridge had 30, and Sugarmill Woods had 23. All three of these latter communities have security contracts and/or neighborhood patrols.

In September, Bob Truax represented the Association at the Citrus Hills meeting regarding the contract renewal. In order to keep the prices down, Citrus Hills decided to drop the separate Sheriff's coverage during the evening and late night hours. The new contract provides daily coverage from 12:00 p.m. to 8:00 a.m. Bob drafted up a report on the results of the meeting and presented it to the Board at the December 2004 meeting. The Board approved contract renewal for one year. As a matter of interest, the security patrols now carry a defibrillator in their vehicles. They also conduct periodic house checks for members requesting this service when they expect to be away for several days or more. Ten such requests were made this previous year. Buzz receives monthly security reports from the security contractor, but they are too cumbersome for the website. If anyone wishes to see them, they may contact Buzz.

A property owner stated that he thought the membership should have an input to the renewal of the security contract for 2006. Membership input is certainly welcomed although the ultimate approval decision is a Board responsibility. Buzz said he would put a notice about the 2006 security renewal discussion on the website. The majority of the membership so far has been in favor of retaining the security contract.

NEW BUSINESS

The slate of Directors is: Bob Cowie, Buzz Fredrickson, George Lowell, Charlie Sherron, Robert Truax, and Dave Sottrines. A motion was made and seconded to close nominations for the slate of Directors. The motion was passed. A motion was made and seconded to elect the slate of Directors. The motion passed.

Buzz queried the membership to determine if there was any interest in planning a picnic for this year and, if so, would someone be willing to volunteer to chair a planning committee. Marge Cowie agreed to chair the picnic committee again this year. At the meeting, Diane Krajenta, Judy Rose, Joyce Simek, Jan Dewing, and Janet Fredrickson volunteered to serve on her committee.

There was a suggestion to have a meeting in November 2005 for the membership to discuss the budget and any other pertinent information. The Board meeting schedule will be posted on the website as well as the minutes.

It was brought to the Association's attention that the left-hand-side of Allegrie has a 5-6 inch drop off. Buzz will contact the county in this regard.

A motion was made and seconded to adjourn the meeting. The motion passed.