

Old News Items (2018-2007)

Estoppel Request Information

Estoppel request information should be submitted to the following contact person:

**Villages Services Cooperative, Inc.
c/o Geri Bond
2541 N Reston Terrace
Hernando, FL 34442
352-746-6770**

2018 Spectrum Offer Details

The Cambridge Greens 1st Addition Board met June 12, 2018 at 2:00 P.M. One of the items that was addressed under "new business" was Spectrum's offer to provide cable TV and internet service under a five-year contract. The monthly fee of \$60 (estimated at \$72 with tax and fees) does at first seem like a great deal, but the Board has decided not to pursue this offer for the following reasons: The offer is "all or none". It would require all homeowners to participate. No one could opt out. Snowbirds would be required to pay the fee for all 12 months.

Cambridge Greens 1st Addition would become the collection agency for Spectrum. The POA would be obligated to pay Spectrum each month for all homeowners and then collect the individual payments. It may later require additional managing fees. Our yearly dues of \$120 would increase to \$984 (though this could be collected monthly).

As technology changes, the monthly \$72 may be a very bad deal in the future, but we would be obligated for five years.

The final outcome could make a monopoly of cable and internet service within Cambridge Greens 1st Addition. Freedom to choose would be effectively eliminated. If in the future Spectrum offers a different program, we will certainly give it consideration.

Special Board of Directors Meeting Was Held on Monday, 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.

2017 Annual POA Meeting Was Held on Monday, February 20th

The annual meeting of the Cambridge Greens 1st Addition POA was held on Monday, February 20th, at 6:00pm in the Windsor Room of Citrus Hills Golf & Country Club, 505 E. Hartford St., Hernando, FL. We had a full house this year! Thanks to all who attended. Members enjoyed snacks, drinks, appetizers, and a cash bar while we awaited everyone's arrival. Draft minutes from this meeting are available on the Documents page.

2016 Annual POA Meeting Was Held on Monday, February 22nd

The annual meeting of the Cambridge Greens 1st Addition POA was held on Monday, February 22nd, at 6:00pm in the Windsor Room of Citrus Hills Golf & Country Club, 505 E. Hartford St., Hernando, FL. Minutes from this meeting are available on the Documents page.

2015 Annual POA Meeting Was Held on Monday, February 23rd

The annual meeting of the Cambridge Greens 1st Addition POA was held on Monday, February 23rd in the Garden Room at Citrus Hills Golf and Country Club. Minutes from this meeting are available on the Documents page.

2014 Cambridge Greens 1st Addition Garage Sale Was Held Saturday, October 25th

Joyce and Paul Simek graciously volunteered to manage the Cambridge Greens 1st Addition annual garage sale, which was held on Saturday October, 25th, from 9:00am to 1:00pm. Our thanks go out to Joyce and Paul for a successful day!

2014 Annual POA Meeting Was Held on Tuesday, February 25th

Once again, we had a good turnout for the 2014 annual POA meeting on February 25th, in the Garden Room at Citrus Hills Golf and Country Club. The minutes from this meeting are available on the Documents page.

2013 Annual POA Meeting Was Held on Tuesday, February 26th

We had a good turnout for the annual POA meeting on Tuesday evening, February 26th, at 6:00 p.m., in the Garden Room at Citrus Hills Golf and Country Club. The minutes from this meeting are available on the Documents page.

2012 POA Picnic Was Held on Sunday, October 28th

The weather was a little cool this year for the annual POA picnic, but everyone had a good time visiting with some old and new friends while enjoying the beautiful view of Lake Hernando. Our thanks go out to the picnic committee for their dedication and hard work.

2012 Cambridge Greens 1 POA Annual Meeting Was Held on Sunday, February 26

Cambridge Greens, 1st Addition POA, held its annual property owners membership meeting on Sunday, February 26, 2011, at 2:00 p.m., in the Garden Room at Citrus Hills Golf and Country Club. The minutes of this meeting are available on the Documents page.

A Great Day for the 2011 POA Picnic on Sunday, October 30th

Once again, the Elks Lodge picnic area provided a beautiful backdrop along the shores of Lake Hernando where everyone enjoyed lots of great food, fun, and friendship. Our thanks go to Ann Bader and the picnic committee for all their hard work!

Natural Gas Project Update, 1 September 2009

As was noted in a letter sent out to the membership on August 21, 2009, the natural gas extension project that the Board of Directors has been working on this past year had to be put on hold for at least a year. Central Florida Gas Company informed the Board that due to financial circumstances resulting from a recent merger with another company, they would not be able to fund any additional neighborhood capitol investments, e.g., pipeline extensions at this time. Their best estimate was that it could be 1-2 years before the situation could sufficiently change to make this a viable project for them. The Board will continue to monitor the status through coordination with Central Florida Gas and reinstitute the project at the earliest practical date.

Seminar on Collections and Foreclosures, August 7, 2009

Buzz Fredrickson, POA President, and Paul Simek, our ACB Chairman, represented Cambridge Greens 1 at this seminar. Bob Tankel, an attorney from Dunedin, Florida was the guest speaker. Bob talked to the importance of the collection process for homeowner associations and the need to adopt a uniform and timely process for insuring that owners comply. For those that do become delinquent, friendly reminders should be sent prior to a warning that the account will be subject to lien and ultimate foreclosure through the legal process. In 2007, the Florida legislature modified the steps that a POA must follow in order to properly collect unpaid assessments that has added about 120 days to the process. Given the lengthy legal process in pursuing foreclosures, Bob emphasized the need to get started as soon as possible. He emphasized the fact that pursuing a foreclosure does not in any way obligate the POA to assume any mortgage responsibility. Bob talked through the legal process for filing liens and foreclosures and noted that his policy is to collect legal fees from the delinquent owner at the time of settlement without imposing any fees on the POA in the interim. We have had first-hand experience in that regard in that Bob was our attorney for a recent foreclosure settlement. Bob has an active website at <http://www.condocollections.com> that provides all the same information presented at this seminar. Anyone is welcome to visit his site or to call his office at 1-888-Condo-Law for additional information.

Natural Gas Project Meeting, May 20, 2009

This was a meeting with Darrell Reneau, the TECO representative, regarding the current status and future schedule to provide gas service to our community. Darrell advised the cost analysis data and joint agreement with our POA were in final stages of legal review and would be available to POA members prior to our next Board meeting on June 17th, 2009. In fact, a follow-on meeting with Darrell was arranged for June 15th to go over these documents prior to the Board meeting. TECO has reviewed our draft deed restriction relative to gas service for future POA home construction and found it to be a good definition of agreed requirements found within the joint agreement. The Board objective will be to submit all project documentation to Mr. Tankle for legal review on our behalf before sending the deed restriction out for approval. Longer-range planning is to have a fully approved project ready for construction beginning this fall.

2009 Cambridge Greens 1 POA Annual Meeting Was Held on Sunday, February 22

Cambridge Greens, 1st Addition POA, held its annual property owners membership meeting on Sunday, February 22, 2009, at 2:00 p.m., in the Garden Room at Citrus Hills Golf and Country Club. Our guest speaker, Mr. Darrell Reneau of TECO Energy, briefed the membership on the Natural Gas Extension Proposal. This presentation, consisting of both Darrell's Briefing and Question and Answer session, was videotaped and is available as a 59-minute video. A copy of Darrell's Powerpoint briefing is also provided in PDF format.

Gas Line Extension Letter and Questionnaire Mailed to POA Members

This past summer, your Board of Directors initiated an investigation into the feasibility of extending natural gas lines into our community. TECO Energy undertook a cost analysis of this project and briefed the Board on the results at our November Board of Directors meeting. Basically, they found that this effort could be undertaken with minimal risk but that the gas company contract with the POA would dictate some minimum hookup standards subject to financial penalties if not met. A Gas Line Extension Letter and Questionnaire have been mailed out to all members of Cambridge Greens 1st Addition detailing this effort. While the Board feels an extension of the gas pipeline is a good option, we are truly interested in getting membership feedback before proceeding. Please fill out the questionnaire and return it at your earliest convenience to the address indicated on the form.

Status of Gas Service Availability for Cambridge Greens 1st Addition

A 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. 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 (in PDF format) of Darrell's presentation are included here. The next step will be to provide a similar presentation to the membership at our annual meeting on February 22, 2009.

Neighborhood Watch Point Paper

At the request of a member at last year's annual membership meeting, the Board of Directors agreed to investigate the option of a Neighborhood Watch Program for our community. Bob Prince took this request for action and did the research that he summarized in a point paper for presentation to the Board. If you would like to see the synopsis from this study, please read his Neighborhood Watch Point Paper. If you'd like more information, please go to the official website of the Neighborhood Watch Program at <http://www.nnw.org>.

2008 Cambridge Greens 1 POA Annual Meeting Was Held on February 17

Cambridge Greens, 1st Addition POA, held its annual property owners membership meeting on Sunday, February 17, 2008, at 2:00 p.m. in the Garden Room at Citrus Hills Golf and Country Club. Minutes from the meeting are posted on the Documents page.

HOMEOWNERS' ADVISORY BOARD MEETINGS

January 24, 2008. The Homeowners' Advisory Committee, consisting of two members from each POA, met with Steve Tamposi, Anthony Lambert, and Eric Abel on January 24, 2008. To read the minutes from this meeting, please see January 24th **Community Council Meeting Minutes (PDF format)**.

July 24, 2007. The Homeowners' Advisory Committee, consisting of two members from each POA, met with Steve Tamposi and Anthony Lambert on July 24, 2007.

April 4, 2007. As a result of the recent controversy over Citrus Hills offering a free lifetime social membership to stimulate sales, a group of local homeowners met with Mr. Tamposi to express their concern. The ultimate outcome of this meeting was an agreement that Mr. Tamposi would meet quarterly with the various property owners to facilitate an information exchange environment. Each Citrus Hills community will have a representative from their POA on this advisory board if that POA chooses to participate. At the subsequent organizational meeting on April 11th, members agreed to form an Advisory Committee consisting of two members from each POA. This committee will meet approximately two weeks in advance of each Advisory Board meeting with Mr. Tamposi and determine a slate of issues to be raised at the meeting. The next scheduled Advisory Committee meeting will be July 11, 2007 followed by an Advisory Board meeting with Mr. Tamposi on July 25, 2007. Initially, Buzz Fredrickson will represent Cambridge Greens 1.

Cambridge Greens 1 POA Annual Meeting Was Held on February 25, 2007

Cambridge Greens, 1st Addition POA, held its annual property owners membership meeting on Sunday, February 25, 2007, at 2:00 p.m. in the Garden Room at Citrus Hills Golf and Country Club. To read the minutes from this meeting, please go to the Documents page.