

CAMBRIDGE MEWS CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

DATE: Friday, January 11, 2013 at 2:00 PM

LOCATION: Clubhouse

CALL TO ORDER: Barbara Henschell called the Board of Directors meeting to order at 2:02 PM.

DETERMINATION OF A QUORUM: A quorum was established with 3 Board members present; Barbara Henschell; President, Paul Lankes; Treasurer and Bob Stechschulte; Vice President/Secretary. Also present was Michelle Thibeault with Sunstate Association Management Group (SMG).

PROOF OF NOTICE OF MEETING: The notice for the meeting was posted in accordance with the Bylaws of the Association and the requirements of the Florida Statute 718.

MINUTES: MOTION was made Paul Lankes by and Barbara Henschell seconded to approve the September minutes as read. Annual Meeting draft minutes in the Board packets for approval at next years' Annual Meeting.

PRESIDENTS REPORT:

Barbara Henschell inquired on several items on the financials. Are all owners paid up to date? Paul reported that all owners are paid for the first quarter. Several roofing expenditures were on the General Ledger of previous financials; Michelle reported that Manson roofing had done some repairs in November but paid in December.

FINANCIALS: Paul reported on the December 2012 financials and preliminary 2012 results. Paul instructed management to have the CPA's review the final numbers. Paul reported on income, expenses and surplus' of net under spent by approximately \$7,000.00.

UNFINISHED BUSINESS:

ARC Application: MOTION made by Bob and seconded by Paul to approve the ARC Review application for 764 Tartan Drive for a retractable screen door installation.

Pest Control: Notice went out last week via email that pest control begins today – January 11 by Hoskins Pest Control. Hoskins new contract starts today - January 11, 2013. Brief discussion over notices to owners and renters was had. Management to send 2 separate e-blasts whenever pest control is pending and add the pest control schedule to the Annual Calendar as well as post it to the website.

Renters: Discussion over communicating to long term renters and owners was had. Paul recommended that the association contact the owners and let them know that any and all communications they receive need to be forwarded to their tenants. Paul reported that the Board had expected that the association's primary source of communication would be via email. Michelle reported that she would keep informing owners that Cambridge Mews primary source of notification will be via email. However, if they do not have email, management will be happy to send out notifications via U.S. mail. Paul, also, mentioned that the website is quite useful form of communication.

Landscaping: Michelle reported that she met with Artistree last week. The lawn was covered in fungus due to too much water and it will take some time to recover. Treatment was placed on the grass. Approximate recovery time is one month.

Hurricane Preparedness: A brief discussion was had over Hurricane Preparedness. Paul reported that Cambridge Mews has enough money to get the association through in the event of an emergency.

Pest Controls: Michelle reported that inside treatments are paid by the association. If owners witnesses pests, they may call Hoskins Pest Control for treatment of inside pests at no additional charge to the owner.

Rules and Regulations: Barbara reported that she and Bob are reviewing the rules and regulations. Discussion was had over pending rules and regulation changes.

NEXT MEETING DATE: The next meeting will be on Friday, February 8^h, 2013 at 2:00 PM at the clubhouse.

MASTER MEETING SCHEDULE: Awaiting schedule from Master.

ADJOURNMENT: The meeting was adjourned at 3:30 PM

Respectfully submitted

Michelle S. Thibeault

Michelle Thibeault/CAM

Community Association Manager for the
Board of Directors at Cambridge Mews