

CAMBRIDGE MEWS CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

DATE: Friday, February 8, 2013 at 2:00 PM

LOCATION: Clubhouse

CALL TO ORDER: Barbara Henschell called the Board of Directors meeting to order at 2:00 PM.

DETERMINATION OF A QUORUM: A quorum was established with 3 Board members present; Barbara Henschell; President, Paul Lankes; Treasurer and Bob Stechsulte; Vice President/Secretary. Also present was Michelle Thibeault and Lynn Lakel 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 Bob and Barbara seconded to approve the January minutes as presented.

PRESIDENTS REPORT:

Association Affairs: Barbara reported that the association seems to be running smoothly this past month. Discussion was had over Comcast's new contract. Lynn reported that the bill went down quite a bit.

Beautification Project: Michelle and Barbara reported on the 2013 planting project planned for Spring 2013. A walk through to be scheduled for March with Artistree landscaping. Paul reported that he will put a request to owners for some of their ideas for beautification of the association.

FINANCIALS: Paul reported on the December 2012 financials and final 2012 results. Paul reported a surplus' of approximately \$7,103.00. Paul instructed Lynn to email the report out with attached letter from Paul. In essence the letter will report the surplus and ask the owners what kind of special project(s) they would like the Board to consider using the excess funds for 2013...Paul reported that you don't have to spend it; the association can save it for an emergency as well. Paul suggested everybody be asked to be on autopay in the future. Paul instructed Lynn to send an auto pay form with the mailing to the owners.

UNFINISHED BUSINESS:

Pest Control: The Annual Calendar reports on the Pest Control events. Next schedule date is: May 1, 2013.

Website: www.sunstatemanagement.com. Passwords are not required. Michelle asked the Board to review the website and see what they would like on the site. The Board agreed to have the minutes, balance sheet and income statement placed on the website for the membership.

Rules and Regulations: Lengthy discussion was had over the rules and regulations changes. Barbara reported that she and Bob will be reviewing the possible changes over the summer.

NEXT MEETING DATE: The next meeting will be on Friday, March 8th, 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