

# CAMBRIDGE MEWS CONDOMINIUM ASSOCIATION, INC.

## Board of Directors Meeting

**DATE:** Wednesday, May 15, 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 2 Board members present; Barbara Henschell; President, Paul Lankes; Treasurer and Bob Stechschulte; Vice President/Secretary was absent. Also present was 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 by Paul Lankes and Barbara Henschell seconded to approve the April minutes as presented. Motion passed unanimously.

**PRESIDENTS REPORT:** Paul Lankes submitted his resignation as treasurer and board member. Phyllis Hannum volunteered to fill the board and treasurer position to complete Paul's term. Barbara Henschell made a motion to accept Paul's resignation As Board member and treasurer of Cambridge Mews and to accept Phyllis Hannum as board member and treasurer to complete Paul's term. Paul seconded and Motion passed unanimously. Brief discussion followed regarding scheduling the dryer vent cleaning. Paradise Dryer Vent Cleaning just returned from vacation and Lynn will schedule the cleaning. Discussion followed on the Insurance Services quotes received. Lynn mentioned that she is also getting a quote from Atlas Insurance. If Atlas can get this done, it will be similar to Hampton Mews quote. Short notice but he is going to try. Discussion followed on the Pest Control. Hoskins is doing great. Pest Control information will be put on the website. A brief discussion followed on investment properties.

**FINANCIALS:** Paul presented the Treasurer's Report. St. Andrew's totals are double what they should be. Lynn will check to see what happened. Paul discussed the accrual system and how it works. No issues or problems in the financials. We had total expense of \$4, 245 and total income of \$7,430 for a net difference of \$3,185. We are in great shape with our budget. We should be able to hold assessment for 2014.

**Management Report:** Hoskins is scheduled for September 1 for the outside treatment. Irrigation system has been fixed by replacing breaker in the circuit board. We did a walk-thru with Artistree on May 6.

**UNFINISHED BUSINESS:** Review draft of the Rules and Regulations. Discussion on comments received from residents and some minor editing changes followed. Two people contacted Barbara about the \$150 estoppel fee. She explained that it is a processing fee. A brief discussion followed. Discussion followed on all other changes, corrections or additions. A motion was made by Paul Lankes to adopt the Rules and Regulations as corrected. Barbara Henschell seconded the motion. Motion passed unanimously. A hard copy of the Rules and Regulations will be sent to each owner.

**NEW BUSINESS:** ARC 784 Tartan – Extend Lanai; The board unanimously approved the application to extend the lanai.

**NEXT MEETING DATE:** The next meeting TBD in September

**ADJOURNMENT:** The meeting was adjourned at 3:10 PM

Respectfully submitted

*Lynn Lakel, LCAM*

Community Association Manager for the Board of Directors at Cambridge Mews