

CAMBRIDGE MEWS CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

DATE: Thursday, December 16, 2013 at 10:00 AM

LOCATION: Clubhouse

CALL TO ORDER: Barbara Henschell called the Board of Directors meeting to order at 10:02 AM.

DETERMINATION OF A QUORUM: A quorum was established with 2 Board members present; Barbara Henschell; President, Bob Stechschulte; Vice President/Secretary and Phyllis Hannum 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 Bob Stechschulte and Barbara Henschell seconded to approve the Nov. minutes as presented. Motion passed unanimously.

PRESIDENTS REPORT: Barbara discussed the removal of the pepper trees. Lynn stated that Blacktie Tree and Lawn was meeting at Cambridge Mews after the meeting to walk the property line and evaluate the pepper trees. A discussion followed. Artistree is to put a drain in behind Jolley's home. Barbara also brought up the roof situation. A discussion followed that pressure washing will be done prior to the painting of the units.

FINANCIALS: Lynn reported that budget is right on track.

Management Report: Mr. Gorski's irrigation is still connected to the new association. Lynn was under the impression that this issue was corrected last summer. Kelly from Artistree said timers were only set for 10 minutes. Lynn mentioned all the complaints received regarding landscape issues with Artistree. Lights were fixed at 1573, 1591, 764 and 776. 764 had to have a new sensor installed. Mr. Gorski has a crack in the side of the house which Matt Connelly will repair.

UNFINISHED BUSINESS: A discussion followed on the removal of the Bird of Paradise at Paul Lankes home. The Board decided that it was not Association responsibility to remove a plant that is not dead. Owner can remove and replace at his expense with Board approve of new plant.

NEW BUSINESS: A motion was made by Robert Stechschulte and seconded by Barbara Henschell to accept M&E Landscape's contract effective February 1, 2014 and to terminate Artistree Landscape's contract with a 30-day termination notice. Motion passed unanimously. The Annual Meeting is January 16. Remind neighbors as you talk to them that it is important to send in the proxy so a quorum can be established. A brief discussion followed.

NEXT MEETING DATE: The next meeting will be February 20, 2013 at 10:00 am

ADJOURNMENT: The meeting was adjourned at 11:06 am

Respectfully submitted

Lynn Lakel, LCAM

Community Association Manager for the Board of Directors at Cambridge Mews