

CAMBRIDGE MEWS CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

DATE: Thursday, April 17, 2014 at 10:00 AM

LOCATION: Clubhouse

CALL TO ORDER: Barbara Henschell called the Board of Directors meeting to order at 10:04 AM.

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

PRESIDENTS REPORT: Barbara reported that we are into the painting, shutters, rodents, walk through with M&E. All of these will be discussed under unfinished business.

TREASURERS REPORT: We currently have \$50,652 in checking and \$13,952.00 in reserves.

MANAGEMENT REPORT: Lynn reported that D&D sent an email with some damages noted before painting started. One item was a broken window on Tartan. Lynn had two rental applications for approval. A 3-year lease for 1585 Monarch and 1-year lease for 770 Tartan. Discussion followed. Phyllis said 770 Tartan application cannot be approved until owner signs the application. Bob Stechschulte made a motion to approve the lease for 1585 Monarch. Phyllis seconded and the motion approved unanimously. Phyllis made a motion to not approve 770 Tartan lease until owner signs application. Bob seconded and motion passed unanimously. Hoskins next pest control treatment is due in May. Lynn also reported that she got an invoice for Bowie residence to clean dryer vents. Home inspection found dryer vents needed cleaning. Bowie home was not done in original cleaning. Lynn reported that Hoskins said that all the pest control boxes were empty on April 15. A new hole was found in Jolley unit lanai.

UNFINISHED BUSINESS:

Lengthy discussion followed on St. Andrews East Association. SMG to get copy of budget and meeting schedule. Discussion followed on moving the sprinkler heads along the road. SMG to ask developer when they are going to change sprinkler heads

Painting: Lynn reported that pressure washing will start April 21 and painting will start a few days later. SMG sent out notice to all residents giving detail of the pressure washing and painting. Discussion followed on pressure washing. SMG to send Deaks a letter asking them to clean sidewalks. Phyllis asked D&D Painting about painting the garage doors the same color as the house and would there be any cost difference. Lengthy discussion followed. It was decided that St. Andrews East Association needed to be contacted on this.

Shutters: Kimal Lumber came out looked at the shutters. We have the cheapest. There are 3 different sizes and we need 16 of each size. The colors are green and black. Lengthy discussion followed. Barbara will follow up with Jason from Kimal Lumber.

NEW BUSINESS: A discussion followed on the Special Assessment. Bob made a motion to assess \$970 as a special assessment for the painting of the 16 units and payment is due in one-time payment by June 30, 2014. Phyllis seconded the motion and the motion passed unanimously. 14 –day advance notice of special assessment meeting must be mailed to each owner.

NEXT MEETING DATE: The next meeting will be May 13, 2014 at 10:00 am

ADJOURNMENT: The meeting was adjourned at 11:45 am

Respectfully submitted

Lynn Lakel, LCAM

Community Association Manager for the Board of Directors at Cambridge Mews