

CAMBRIDGE MEWS CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

DATE: Tuesday, May 13, 2014 at 10:00 am

LOCATION: Clubhouse

CALL TO ORDER: Barbara Henschell called the Board of Directors meeting to order at 10:05 am.

DETERMINATION OF A QUORUM: A quorum was established with all Board members present; Barbara Henschell; President, Robert Stechschulte and Phyllis Hannum. Also present was Jack Jolley, 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 by Robert Stechschulte and Barbara Henschell seconded to approve the April minutes as presented. Motion passed unanimously.

PRESIDENTS REPORT: Discussed in Unfinished and New Business

TREASURERS REPORT: Phyllis had comment on the Comcast contract and commented on the action list. Discussion followed. Phyllis reported that we have \$43,664 in the bank. Discussion followed on getting Phyllis set up with Stonegate Bank. Phyllis asked if Barbara needs to get the complete financial report. Discussion followed. Phyllis would like to get the financials first. Phyllis had a question on the financials Statement of Revenue and Expense. Phyllis mentioned that we need \$1400 for shutters and \$5500 for mulch which leaves \$4500 to get started with landscape.

MANAGEMENT REPORT: Michelle suggested that the Board send out a communication of what is going to happen in the community. The plan of action as money and weather allows. This can be emailed to everyone. Upcoming meetings will be the third Thursday starting in September. Discussion followed on the fall meetings. Lights are still out. Matt was out but needs to check the sensors. Denise Hogue called to say she would like to put at the corner of her house a section of fence for privacy from the new road along her patio. Discussion followed. Lynn will notify her that the board is open to her request and she should submit an ARC application with her ideas. Palm trees are being trimmed now.

UNFINISHED BUSINESS: A discussion was had on the rodent control. Bait is still disappearing and baiting is done monthly. Screens will be replaced per section as needed. Baiting will be continued until ready to repair screen. We need to get estimates on screen repair. Michelle mentioned Tommy Bissonette would do a nice job as he does windows and doors. Absolute Aluminum is also another vendor. Barbara mentioned that she talked to Steve and Jim about putting the barrier between the new development and Cambridge Mews sooner than later. They would need to put in a drip line from Cambridge Mews hook up until they could get irrigation installed. They are going to put in a hedge. We need to give them permission to do this. Discussion followed on irrigation along the new road. Barbara will follow up with Steve. Barbara made a motion, seconded by Phyllis, that we approve the developer using a drip line until irrigation is installed. Motion passed unanimously. Bob Stechschulte said that Mrs. Cittone asked him to mention that Rockley and Tartan does not have lighting at the entrance. Barbara mentioned that we will keep the Bird of Paradise. A lengthy discussion followed on landscape.

NEW BUSINESS: Phyllis Hannum made a motion to approve the special assessment for the 16 units painted in 2014 of \$20,640.00 which is \$1,290.00 minus \$320 credit reserves or \$970 per unit. The payment will be due June 30 and considered late after 30 days. Barbara Henschell seconded the motion. The motion passed unanimously. A motion was made by Barbara Henschell to buy louver shutters, standard size from Kimal Lumber for \$2803.02 depending on proposal of correct color count. Motion seconded by Robert Stechschulte. Motion passed unanimously.

NEXT MEETING DATE: The next meeting will be September 25, 2014 at 10:00 am

ADJOURNMENT: The meeting was adjourned at 12:15 pm

Respectfully submitted,

Community Association Manager for the Board of Directors at Cambridge Mews