

CAMBRIDGE MEWS

CONDOMINIUM ASSOCIATION, INC.
Board of Directors Meeting

DATE: Thursday, April 21, 2016 at 10:00 AM

LOCATION: Clubhouse

CALL TO ORDER: Barbara Henschell called the Board of Directors meeting to order at 10:00am.

DETERMINATION OF A QUORUM: A quorum was established with Barbara Henschell, Robert Stechschulte and Paul Lanke. Also present was Brian Rivenbark with Sunstate Association Management Group (SMGI).

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: A motion to approve the meeting minutes from March 17 with corrections was made by Bob and second by Barbara. **Motion passed unanimously.**

Discussion followed regarding a survey team that was behind the home by the preserve area. Bob stated that they were working for the school to see if the drainage can be corrected so the students at the school don't have to be walking through water when they go outside. Lengthy discussion followed regarding the survey.

PRESIDENT'S REPORT: Barbara reported that 1575 and 1573 Monarch have a standing water problem in their yards. Barbara stated that she met with Bob and Jim Connelly to look at the problem and found out that the pump was turning on when the valves were not opening and the water was coming out the pressure relief line and flooding the area. The irrigation tech has reprogrammed the clock to irrigate only the zones that are functioning. The locks on the pump will be changed to prevent anyone from tampering with the pump and timers. Lengthy discussion followed regarding the irrigation.

Paul stated that he did not send out the letter he drafted regarding the removal of the pepper trees in the preserve area. Paul reported that the Master HOA is sitting on \$96,000.00 in operating. At turnover the money will be distributed to the sub Associations and the financials should be audited. Lengthy discussion followed regarding the Master HOA responsibility at turnover.

TREASURERS REPORT: As Attached to these corporate documents Paul read from the March financials. Even though the Association showed losses in the last three months we are still on track to be within budget.

Paul reported that the Associations insurance is due in June and there shouldn't be much of a change.

Paul stated that the site inspections from Hoskins were being charged separately from the contract. Paul spoke to Howard Hoskins and he agreed that it should be included in the contract and he will give a credit on the next billing.

LANDSCAPE COMMITTEE: Bob reported that the landscape is going well but some people are still unsatisfied with the condition of the grass. Bob spoke with M&E and they will be fertilizing next week.

Bob reported that he is also working with Tom on removing the weeds from the beds and the turf.

UNFINISHED BUSINESS: None

NEW BUSINESS: Barbara reported that the pool COA was not approved because they had to put in baby changing tables in the bathroom

ADJOURNMENT: The meeting was adjourned at 11:04 am

NEXT MEETING DATE: The next meeting will be May 19 2016 at 10:00 am

Respectfully submitted by Brian Rivenbark, For the Board of Directors of Cambridge Mews