

CAMBRIDGE MEWS

CONDOMINIUM ASSOCIATION, INC.
Board of Directors Meeting

DATE: Thursday, February 16, 2017 at 10:00 AM

LOCATION: Clubhouse

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

DETERMINATION OF A QUORUM: A quorum was established with Paul Lankes, Bob August and Robert Stechschulte. 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 December 15 was made by Paul and second by Bob A. with corrections. **Motion passed unanimously.**

PRESIDENT'S REPORT: Paul reported that he has received the sales application for 1573 Monarch. Paul stated that the new owner will need to contact Comcast in order to get the account changed over to their name. The equipment stays with the home.

Paul also stated that the sales application needs to state the number of pets that will be in the home. The declarations state that only one pet is allowed.

HOMEOWNER COMMENTS: None

TREASURERS REPORT: Paul presented the 2017 budget forecast and explained how it is interpreted. Lengthy discussion followed regarding the 2017 budget forecast.

Brian stated that there is only one homeowner that has not paid the 1st QT 2017 fee. He will give the Homeowner a call to discuss

GROUNDS AND LANDSCAPE REPORT: Brian presented three proposals for the Landscape Maintenance at Cambridge Mews. All three proposals were competitive and the Board will review and make a decision before the end of February.

UNFINISHED BUSINESS: NONE

NEW BUSINESS: Homeowner at 784 Tartan asked why his request for adding skylights at his residence was denied. The Board explained that the roofs at Cambridge Mews were designed to last 30 to 40 years. If a skylight was installed in may compromise the integrity of the roof causing leaks. Lengthy discussion followed regarding the skylights Paul stated that he will be attending Community Association day on March 9th, he advised that Bob August attend to get certified for the Board.

Bob A. stated that he would like to get new LED lights for the front lights on the units. This would add a nice continuity to the community.

A Motion was made by Bob August and seconded by Bob Stechschulte to buy new LED lights for the front lights on the condo units. **Motion passed unanimously.**

ADJOURNMENT: The meeting was adjourned at 10:47 am

NEXT MEETING DATE: The next meeting will be March 16 2017 at 10:00 am

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