

CAMBRIDGE MEWS

CONDOMINIUM ASSOCIATION, INC.
Board of Directors Meeting

DATE: Thursday, March 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 February 16 was made by Bob S. and second by Bob A. **Motion passed unanimously.**

PRESIDENT'S REPORT: Paul reported that he attended CA day on March 9th and went to the legal update. Paul discussed the new Landscape contract with Brightview at the CA day booth. 1573 Monarch owners have sold and moved, the new residents will move in next week. Paul approved the sales application for 1561 Monarch. We do not require credit check or background check for new homeowners.

HOMEOWNER COMMENTS: None

TREASURERS REPORT: Paul read from the 2017 budget forecast and the Association was over budget in February by \$1091 due to the Hoskins termite inspection. The YTD still shows profit. Paul contacted the one resident who is in arrears for the 1st qt dues. The issue was addressed and the account will be brought current

GROUNDS AND LANDSCAPE REPORT: Bob S. reported that Brightview started on Wednesday the 8th and will mow, blow & trim this week. The fertilizer was applied on Thursday and the turf is showing significant improvement with less weeds. Brightview will perform an irrigation check next week. Once the irrigation is working properly the new plantings will be installed and then the mulch will be installed.

UNFINISHED BUSINESS: The Board discussed forming a Facilities Committee to review certain exterior issues with the buildings and get them corrected. These issues will only be the Associations responsibility. A **MOTION** was made by Paul and seconded by Bob S. to form the Facilities Committee with Bob August as the Chairperson. **Motion passed unanimously.**

NEW BUSINESS: Bob A. suggested hiring a handy man to do Association related odd jobs such as repairing the shutters and the stucco. Bob A. and Bob S. will do a walk through before the next meeting to review any work on the buildings that the Association may need to get done. Paul suggested to see if the driveways are limited common elements, if they are then the repair work for the driveways would be the resident's responsibility. Brian will check to see if the building plans for the community are in the warehouse.

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 11:00 am

NEXT MEETING DATE: The next meeting will be April 20 2017 at 10:00 am

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