

CAMBRIDGE MEWS

CONDOMINIUM ASSOCIATION, INC.
Board of Directors Meeting

DATE: Thursday, May 18, 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 April 20 was made by Bob S. and second by Bob A. **Motion passed unanimously.**

PRESIDENT'S REPORT: Paul reported that all owners in Cambridge Mews have paid their 2nd quarter dues. Paul stated that Cambridge Mews generally doesn't have a problem with past due residents.

HOMEOWNER COMMENTS: None

TREASURERS REPORT: Paul read from the 2017 budget forecast for April stating that there was an irrigation expense that has not been posted to the schedule. The re-planting quote from Brightview came in at \$9009.00. The Association will pay for this by using the surplus from 2016. The roof pressure washing will begin on May 22, 2017.

GROUNDS AND LANDSCAPE REPORT: Bob S. reported that he has received the quote for Oak tree trimming. Paul stated that the oak trimming is included in the Brightview contract. The trimming is just cutting the lower branches of the trees. Bob also presented the re-planting proposal from Brightview. Bob will edit the proposal to reduce cost and get a new one from Brightview reflecting the editions. Lengthy discussion followed regarding the re-planting proposal.

BUILDING MAINTENANCE REPORT: Bob A. reported that he has the key for 1597 Monarch. He replaced the bulb in 1577 monarch. Bob suggested getting extra sensors for the lights. Lengthy discussion followed regarding the sensors. The new handy man will inspect the shutters for re-painting. Bob A. stated that he will get a cost to have the white rock added between the driveways. Paul suggested allowing pavers to be installed in the driveways. Lengthy discussion followed regarding the white rock and pavers. The Board agreed to stay with the white rock.

UNFINISHED BUSINESS: Bob S. stated that getting some pots for the area between the garages and putting some plants in them would cost too much. Lengthy discussion followed regarding the potted plants. The Board agreed to replace the two birds of Paradise that have died instead of getting the pots.

NEW BUSINESS: The Board discussed changing the meeting schedule to every other month. The Board agreed to change the meeting schedule to every other month.

HOMEOWNER COMMENTS: NONE

ADJOURNMENT: The meeting was adjourned at 11:00 am

NEXT MEETING DATE: The next meeting will be September 21st 2017 at 10:00 am

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