

CAMBRIDGE MEWS

CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

DATE: Thursday, October 19, 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 May 18 was made by Paul. and second by Bob S. **Motion passed unanimously.**

PRESIDENT'S REPORT: Paul stated that the management action list needs to be cleaned out to not include the older items. Paul presented an annual calendar for 2018. Brian will post this to the website and reserve the clubhouse according to the calendar.

TREASURERS REPORT: Paul read from the 2018 Budget forecast and from the October 2017 financials.

Paul presented the 2018 budget to the Board and explained each line item.

Brief discussion followed regarding the new contract for pest control. There is a reported saving of \$1600 with the new company.

A **MOTION** was made by Bob S. and seconded by Bob A. to approve the contract by Good News Pest Control for pest control services at Cambridge Mews. **Motion passed unanimously.**

A **MOTION** was made by Bob A. and seconded by Bob S. to approve the 2018 budget as presented. **Motion passed unanimously.**

GROUNDS AND LANDSCAPE REPORT: Bob S. reported that the irrigation banjo was repaired. The irrigation is now functioning properly and the turf is getting the proper coverage. Lengthy discussion followed regarding the landscape and irrigation.

BUILDING MAINTENANCE REPORT: Bob A. reported that 16 shutters were hung, 9 light sensors were replaced and white rock was installed between the driveways. Bob A. stated that another load of white rock will be installed next summer. There were some stucco cracks that were repaired and this work is ongoing. Bob A. recommended purchasing splash blocks for the down spouts. The Board agreed.

UNFINISHED BUSINESS: none

NEW BUSINESS: Paul stated that a letter should be sent to 784 Tartan for an unapproved garage door.

HOMEOWNER COMMENTS: NONE

ADJOURNMENT: The meeting was adjourned at 11:18 am

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

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