

CAMBRIDGE MEWS

CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

DATE: Thursday, November 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 and Robert Stechschulte. Also present was Brian Rivenbark with Sunstate Association Management Group (SMGI). Bob August was absent

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 October 19 was made by Paul. and second by Bob S. **Motion passed unanimously.**

PRESIDENT'S REPORT: Paul presented a recommended vendor list to be posted to the website. Brian stated that he will post it to the website.

TREASURERS REPORT: Paul read from the 2018 Budget forecast and from the October 2017 financials. Paul projected a net loss of \$3,660 for 2017. This is due to the storm and unexpected irrigation repairs. The reserve funding will remain the same. Cambridge Mews is in good shape financially and we still have the lowest quarterly maintenance dues in St Andrews East.

GROUNDS AND LANDSCAPE REPORT: Bob S. reported that the irrigation banjo was repaired. The mulch is to be installed in December and a quote is expected from Brightview. The next fertilizer application is due in December. Paul stated that this information should be relayed to the community so they are aware that these procedures are being taken care of. A lengthy discussion was had on trimming the oak trees.

BUILDING MAINTENANCE REPORT: Brian stated that he had received an ARC from the owner at 784 Tartan to correct the garage door installation violation. The application showed replacing the panels with the vents to no vents. Brief discussion followed.

UNFINISHED BUSINESS: none

NEW BUSINESS: none

HOMEOWNER COMMENTS: NONE

ADJOURNMENT: The meeting was adjourned at 11:15 am

NEXT MEETING DATE: The next meeting will be December 14 2017 at 10:00 am
Respectfully submitted by Brian Rivenbark, For the Board of Directors of Cambridge Mews