

Cambridge Mews of St. Andrews East Association, Inc.

Annual Membership Meeting Minutes
January 17 ,2019 at 10:00am
Celtic Hall at St. Andrews

DRAFT

CALL TO ORDER: The Annual Membership Meeting was called to order by Paul Lankes at 10:00am.

DETERMINATION OF A QUORUM: A quorum was established with 11 members present in person or by proxy. Also present was Kim Delaney from Sunstate Management.

PROOF OF NOTICE OF MEETING: The notice for the meeting was mailed and posted in accordance with the Bylaws of the Association and the requirements of the Florida Statute 718.

APPOINTMENT OF DIRECTORS: Pursuant to Florida law, an election of the directors for the Association is not required since the number of persons wishing to run for the Board was less than or equal to the number of vacancies to be filled. The 2019 Board of Directors are Paul Lankes, Bob August and Bob Stechsulte.

MINUTES: MOTION made by Bob Stechsulte, seconded by Barb Henschell to waive the reading and approve the Annual Membership Meeting Minutes from January 18, 2018. Motion passed unanimously.

PRESIDENT'S/TREASURER'S 2018 REPORT: Presented by Paul Lankes.

- Paul reviewed the 2018 financials and the 2019 budget. The Association went over budget by \$192 due to unexpected expenses from Hurricane Irma.
- The Association has been able to maintain the quarterly assessments at \$750 for 4 years in a row.

FACILITIES REPORT: Presented by Bob August.

- 3 Roof repairs were completed this year for a total of \$3494. There have also been repairs to the garage sensors, bulbs, and stucco repairs.
- The carriage lights on the homes are the responsibility of the homeowner, however the Board has taken care of the lights since many people are not here full time and will not know if their lights are out.
- There are no major projects planned for 2019.
- In 2020, 1557-1587 Monarch buildings are scheduled to be painted and power washing of all buildings will take place.

GROUNDS AND LANDSCAPE REPORT: Presented by Bob Stechsulte.

- Brightview was contracted for the Association landscaping in 2018 to perform regular maintenance, plant replacement, fertilizing, and irrigation. There has been a lack of communication and performance. The Board is looking into changing companies.

UNFINISHED BUSINESS:

- Paul updated the members on the N1 area. St. Andrews East is responsible for the property and has a plan to clean up the area which has begun and is going well.

NEW BUSINESS: None.

HOMEOWNER COMMENTS:

- 786 Tartan- complained that his shutters were not replaced and are pulling away.
- The members discussed the backflows and whether the Association or the homeowner is responsible for the pipes if there is a break or leak. The County is responsible from the backflow to the street and the homeowner is responsible from the backflow to the home.

- A homeowner was upset that people have been speeding on Tartan. He requests that speed bumps be put in place. The roads are the responsibility of St. Andrews East.

ADJOURNMENT: With no further Association business to discuss, Bob S. adjourned the meeting at 11:04am.

Respectfully submitted by
Kim Delaney/ LCAM
For the Board of Directors for Cambridge Mews Association, Inc.