

Motion carried unanimously.

A Motion was made to approve the minutes from the Special Meeting of March 12.

MOTION: Bob Bradley

SECOND: Bob Polizzotto

Motion carried unanimously

A Motion was made to approve the Organizational Meeting Minutes of March 26.

MOTION: Bob Polizzotto

SECOND: Lisle Anderson

Motion carried unanimously

TREASURER'S REPORT:

Bob Bradley reviewed the March financials with the Board and everything was in order. He reported that everyone was up to date in the maintenance fees. Bob asked that Cambridge send the FPL bills to him for Veterans Parkway as Talis Park will be taking on this cost.

Bob asked about the status of the annual audit. Management reported that it is in progress and should be done in the next week or so.

Bob Polizzotto gave the Cash Flow report.

We will be reducing our costs for preserve maintenance by stopping the I-75 work until further notice. The Capital account increased by \$4,000 with 8 homes selling.

Bob stated that the irrigation water meter by Feathersound needed to be replaced at a cost of \$850.

A motion was made to replace the irrigation meter for \$850.

MOTION: Bob Polizzotto

SECOND: Bob Bradley

Motion carried unanimously.

Bob Polizzotto discussed the review process for opening CD's for our Reserve Funds and the three CD's with Florida Community Bank. It was noted that these CD's are only for 10 months and will be up for renewal in January 2016.

A Motion was made to stay with the three CDs opened at Florida Community Bank at 1.03% for \$50,000, \$50,000 and \$105,000.

MOTION: Bob Polizzotto

SECOND: Paul Rapp

Motion carried unanimously

OLD BUSINESS:

Manager's Report –

Management confirmed that Ashford Lane was covered under the Master insurance policy.

Jim Farese reported that all the pole lights on Veterans Parkway have now been repaired.

Another truck hit the overhang of the guard house and its insurance is paying for the repairs.

Mulch has been installed around the Mango Cay street sign poles.

Perimeter Wall Cleaning –will be scheduled for a Tuesday in May when the golf course is closed.

Bridge accent lighting –The Board discussed various installation options. There were concerns over the appearance of the conduit pipes from the outside of the bridge.

A motion was made to not approve the bridge light installation:

MOTION: Dr. Defeo

SECOND: Bob Bradley

Motion was defeated 4-2

Defeo and Bradley in favor

Polizzotto, Anderson, Rapp and Dorrill opposed.

A motion was made to have a different option proposed by the electrical contractor.

MOTION: Lisle Anderson

SECOND: Sherri Dorrill

Motion carried 4-2,

Anderson, Dorrill, Polizzotto, Rapp in favor, Bradley and Defeo opposed.

Management will ask the electrician for other options to be presented at the next meeting.

DIRECTORS REQUEST:

Security Contract – Paul Rapp reported that the attorneys have made some changes to the contract and it will be sent back to Gilyard Protection Services for final review.

A motion was made that if the attorney's approve of the changes, to hire Gilyard Protection Services and terminate the existing contract with 30 days' notice.

MOTION: Paul Rapp

SECOND: Sherri Dorrill

Motion carried unanimously.

Landscape Proposals – The Landscape Architect's bid was reviewed for the guardhouse entrance to provide enhanced landscaping and hardscapes.

A motion was made to approve Andrew Eisele's contract for \$3,600 to develop design concepts for the front gate area.

MOTION: Sherri Dorrill

SECOND: Lisle Anderson

Motion carried unanimously.

The Board is expecting proposals from Landscape Florida to complete the median renovations.

**A motion was made to prioritize the landscape projects as follows:
Renovation of old medians, guard house entrance, and back gate.**

MOTION: Dr. Tony DeFeo

SECOND: Bob Polizzotto

Motion carried unanimously

We will offer the old palms from the medians to Turnberry, Pinnacle and the Club to transplant if they want them. If not they will be discarded.

Update on Cable Contract- The contract was officially signed by Comcast at the end of March 2015. The distribution of the new equipment will occur at a Comcast event to be held in the Clubhouse ballroom May 6, 7 and 8. Other options for the members include picking up the equipment at the Xfinity Store or arrange for free installation. Comcast is in the process of crediting the Association billing retroactive to the contract start date of January 1, 2015.

Internet contract- We are still waiting receipt of the draft addendum from Comcast, pending their legal review.

Amendments Vote – Bob Polizzotto reviewed the voting by the Neighborhood Representative, at the Annual Meeting, for the new amendments to the Documents. There was a conflict between the revised Declarations and Bylaws, recently approved, regarding Article VII, Section 6 of the Bylaws and Article 5, section 5.06 of the Declarations. There were several options to resolve the conflict that was presented to the Neighborhood Representatives for their opinion. Based on this, the best option is to have a special meeting prior to the next Board Meeting on May 6 at 2:30 to resolve the conflict via another vote to revise the Bylaw amendment to its original language. The voting Neighborhood Representatives will be sent the new language and proxy.

A motion was made to remove the conflict between the Declarations and By-Laws with a Special Meeting, on May 6 at 2:30 PM, to match the Declarations and an

additional amendment to change the requirements to modify the Bylaws to match the Declaration threshold.

MOTION: Bob Polizzotto

SECOND: Bob Bradley

Motion carried unanimously.

Lake Conditions – The Board reviewed the problems with the condition of some of the lakes. Bob Polizzotto and Jim Farese met with Ken Baker of Lake Doctors prior to the meeting. Basically Lake Doctors bid on a once per month treatment as is the norm. At least one lake will require 2-3 treatments per month due to the conditions. We received a revised quote for \$2,270, \$400 more per month.

A motion was made to split the difference and revise the contract to \$2,070 per month.

MOTION: Bob Bradley

SECOND: Paul Rapp

Motion carried unanimously.

Lake Restocking - The stocking of the lake with fish was tabled.

Appointment of a Director - The appointment of a director to fill a vacant seat was tabled.

Commercial signage –The Board discussed replacing the signs in the commercial area. Management will speak to the Commercial Management and advise them that any sign replacements would need to be their initiative and then the proposal presented to the Master Board.

Towing –The Board discussed towing of vehicles that park on the streets overnight as this is now in violation of the revised Declarations. To allow us to tow vehicles, we would need signs indicating the tow company address and phone number. Bob Bradley had a price from Lykins Signs for two signs totaling \$1,300.
The matter was tabled.

Strand Scoop –Bob Bradley reported great feedback on the Strand newspaper. However, he stressed more input from the sub communities was necessary. We will ask the Neighborhood Representatives to submit articles for publication. We also had a volunteer, Sandy Ritchie from Pinnacle, with very good experience to help with the articles.

A Motion was made to appoint Sandy Ritchie to the Strand Scoop as Chairperson for the committee.

MOTION: Bob Polizzotto

SECOND: Paul Rapp

Motion carried unanimously.

We will be posting the newspaper on the website starting this month.

PUBLIC COMMENT

There were no owner's comments.

NEXT MEETING DATE

The next meeting will be held on May 6, 2015 at 3:00 P.M.

ADJOURNMENT

With no further business to conduct, a motion was made by Bob Polizzotto to adjourn the meeting at 5:15 p.m. The motion was seconded Paul Rapp. All were in favor.

Respectfully submitted,

Jim Farese, C.A.M.
Cambridge Property Management