

## Board Meeting Highlights

Mon, Feb 10, 2020 at 2:40 PM

Notifications from Ravenel Associates, Inc. <notifications@ravenelassociates.com>  
Reply-To: Julie Maranhville <jmaranville@ravenelassociates.com>  
Cc: Julie Maranhville <jmaranville@ravenelassociates.com>

Dear Cambridge Lakes Owners,

The first Board of Directors meeting was held on January 21, 2020. Notices were placed on the bulletin boards in each building and three owners attended the open portion of the meeting. Please find attached the "highlights" from that meeting. Please note these ARE NOT the minutes from the meeting. The meeting minutes will be posted in the minute book once they are approved at the next board meeting.

Kind regards,

Below are highlights from the January 21,2020 Cambridge Lakes Board Meeting:

Current Officers are: President -Kim Magraw  
Vice President - Adam James  
Secretary - Anna McCann  
Director - Debbie Chavis

- The Board agreed that monthly meetings highlights could be shared with the community online since meeting minutes do not get approved until the next meeting. This will allow for quicker communication with the community
- 2019 ended with a negative variance in the budget due to Hurricane Dorian damage repairs and phone/trash service contracts being out of contract. Wind Driven rain intruded on the right side of several buildings after Hurricane Dorian. A&I Fire & Water Restoration dried it out before the damage could become permanent
- There were 9 unit sales in 2019
- The Board is working to renew phone and trash pickup services ASAP
- The company contracted to perform elevator maintenance has gone out of business. The Board has approved a new service provider
- The Board is moving forward with Phase 2 landscape upgrade of Bldgs C, D, and E. Tentative start date of March, 2020
- Gate Code for the upcoming Pool Season will remain the same. Since the Landscaping company will be working on the property so much, they will need to use the facilities in the clubhouse. The code will be changed after the landscaping renovation has been completed
- Pavement resurfacing was discussed. Community was last resurfaced 6 years ago (2014). Useful life of this work is 4-5 years, so we are due. This work will most likely be performed after Phase 2 of the landscaping is complete to avoid conflict
- Future Board meetings to occur every 6 weeks. Tentative dates for meetings are:
  - o March 11
  - o April 22
  - o June 3
- o Meetings will begin at 6:00. Interested Homeowners will be welcome at 6:30

*Cambridge LakeS 'Board' of Directors*



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