Cambridge Village Association, Inc

Board of Directors Meeting Minutes

January 21st, 2026, Meeting

All Board Members were Present.

The reading of minutes from the prior meeting was asked to be waived by Cindy and Mike, and a motion to include was accepted.

President: Tim Cross:

Tim asked the Secretary, Nancy Zimmer if there was a Quorum of Unit owners present in person or with a Proxy??

The answer was YES, there were 144 Proxy Ballots received, and a total of 90+ residents were present.

Tim opened the meeting with the Pledge of Allegiance and a moment of silence for any recent residents who have passed away, and the others in need of a prayer, including the most recent passing of Jim Heiam, and his funeral service earlier this month.

He then welcomed those full-time residents in attendance and to the seasonal residents who are starting to filter back into the Village community, any new owners and any first-time attendees to the board of directors meeting.

Tim said that he made great progress with the active board, and that he has been able to manage many projects throughout the neighborhood. We have stayed within the Budget dollar guidelines. There has been financial stability during the 4-year period by using thoughtful decision making to present positive outlooks.

He mentioned that during his term at Cambridge Village, there were 5 Hurricanes as follows:

2022 – Hurricane Ian – There was Minimal damage with some trees down.

2023 – Hurricane Idalia – This hurricane came through the west-coast, and it hit North Florida.

2024 – Tropical Storm Debby – There was flooding on AMI and in Sarasota.

2024 – Tropical Storm Helene – This storm had surges and winds.

2024 – Hurricane Milton – This storm as we all know had the eye go over Siesta Key, and it caused billions of dollars. Tim was on site after the storm, and the board members were volunteering to help all over the neighborhood. There were several trees blocking the roads, and trees on some of the homes here.

Tim: Thank you for your service and representation in the community!!

Treasurer: Dan: Dan said that the business finances are good. Cambridge is one of the few places that have not had maintenance fees raised in the three years, or any assessments asked.

There are funds that can be used for any repairs to the Shuffleboard court, as it needs to be re-aligned. Also, any minor repairs to the ground can be made.

Secretary: Nancy Zimmer:
This year, we received 144 signed proxies that were turned in. That is 62%! This was the best year that I have seen in the 3 years that I have been on the Cambridge board. Also, we did not have to go walking in the neighborhood to go door to door to get signatures.

We have been updating the info on the Cambridge Village Condo Association Website. All the info has been added, but there is still some need to clean up some of the documentation. You will notice that the Fonts are much lighter and the presentation has been rearranged. Residents are encouraged to log into the site. The password is Cambridge1068. Thank you, Melissa, for all your help with the recent updates!

If there are any people that move in with a sick parent for a prolonged time, there is still a need to go through a formal interview and Background check process.

January 2026 Utilities Report: Cindy Burton
On December 29th I emailed Manatee County a total of fifty-five addresses of residents who requested to exchange their trash can for the smaller can. On January 12th, 52 of those cans were exchanged. As of January 18th, I have sent in a request for ten more residents. Most of those were done today, January 20th. Anyone still interested in exchanging their large trash bin should give their name and address to the Board member in charge of Utilities so a request can be made. The procedure has been to put your trash out, in the can, and leave the can at the curb until the exchange has been made.
This exchange is for the large garbage can only. There are no plans for collecting the recycling can. Everyone has a garbage bin and a recycling bin that has been assigned to their address. The county will repair or replace those cans, but they will not remove them. Hopefully, all the trash problems can be resolved by the end of this month.

The Spectrum Office account has been extended until the end of this year. We do not have a contract for the office account, but we do lock in a price for a year. I was able to increase the office Internet speed to five hundred, keep all the services the same and lower the bill by $10 a month for this year. It will need to be renewed before December 16, 2026.
All supplies are in decent shape, and all is ready for the new Utilities Rep to take over. I have enjoyed my time as a Board Member and want to thank every member of the Board for their

help during the past 8 years. We really are fortunate to have a board that works together to keep the community running smoothly.
Thank you for your Service Cindy Burton!!

Grounds Maintenance: Mike Rothman:

The Lake Doctor gave us a good report during his last visit. Matt and Josie are doing a great job keeping the Village in good shape. Jeff has been helping them, and he will stay on as long as he needs. We will be grinding stumps next week – weather permitting.

We have ordered Twenty new lounge sling chairs for the pool, and we were told that they would be received between 4 and 8 weeks.

We are waiting for our electrician to get the permits for our irrigation pump to be fixed.

Buildings: Lee Richmond:

Lee signed an Addendum for the last driveway to be resurfaced with Blacktop.

Clubhouse: Al Lyons:

Alan said that he did not have anything, but he asked if any of the residents had any issues. A resident asked if we will be having a going away party for Jeff the lawn person.

New business: The new 2026 Board went to the back room and re-aligned with a new board.

Old business: None.

New Resident Screening, Bridget Burch, Joy White and Lisa Sylvester.

Presented by Lisa Sylvester:

Interviews: None

HOME SOLD: 6308 Mercer – Sharon Cosby

HOMES FOR SALE:

Letter of Intent received:

6422 Bowdoin Place - Glenis Hurrell and Pamela Smith

6418 Bowdoin Place – Emma Marrow Family

6418 Mercer Road – Trudy Robba & Robert Bartlett

6429 Renssalaer Dr. Jeff & Karen Rowan

Sellers, please turn in your Letter of Intent to Sell Form Before listing your place.

If you know anyone that needs an application, please have them contact me and I will email them one.
Bridget Burch 513-604-7249
Bsburch1958@icloud.com

The Current board members and the two new Board members went to the back of the clubhouse to Re-Align the board.

The new 2026 Board members are named with the following positions:

President: Jeff Dorris

Vice President & Clubhouse: Alan Lyons

Treasurer: Dan Boggs

Secretary: Nancy Zimmer

Grounds: Mike Rothman

Buildings: Lee Richmond

Utilities: Jim Parrott

A big welcome to the new members! 😊

*** The next meeting will be scheduled for Tuesday, February 17th, 2026 @ 7:00pm.

A motion was made to adjourn the meeting.

The meeting adjourned by Nancy Zimmer and Mike Rothman at 7:44 pm.