Cambridge Village Association, Inc

Board of Directors Meeting Minutes

March 18th, 2025 Meeting

All Board Members were Present.

The reading of minutes from the prior meeting was asked to be waived, and a motion to include was accepted. It was agreed with a second motion.

President: Tim Cross:

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.

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.

During the December meeting, a number of residents greater than 10+ requested the status of possibly changing the color scheme on the exteriors of the units. The board responded that the 1st time hearing of such requests were formally handled. We asked if there were enough members to form a committee. The committee formed at the January meeting during the re-organization of the board. It was requested by the board that we get a survey of owners with similar interests, and they began work with reviewing the colors and the cost with the painter. From their works – a potential color for the unit walls the trim has been suggested. The side of Barbara King's unit has been painted with these colors. The residents were encouraged to walk or drive by to view these potential color changes during different times of day to see how the colors looked in the direct sunlight, or on a cloudy day. The painter feels that only one coat will be needed to cover the units. The colors are classified as: Accessible Beige – wall units, and the color Smokehouse for the trim of the exterior.

Hence, the board has tabled the paint issue until the fall during the next meeting. The Cambridge Village Condo Association Rules and Regulations state any material alteration requires a 50% + 1 of votes in the affirmation of responses from owners.

The painter agreed to a 3 year contract through 2027. The pricing per unit in the agreement is as follows: 2025 - $1000.00, 2026 $1000.00, and 2027 $1200.00 per unit.

The additional costs associated with the changing of the colors is $250.00 per unit. The plans are to paint the side wall of the maintenance garage for viewing and for the liking of the residents. This will face the pool to show the wall and the trim colors. This will be displayed for

60- 90 days. You will be able to view these colors while lounging at the pool and at the shuffleboard courts.

In the fall, we can send this out for a vote amongst the community. Based on the vote, it will determine how the board proceeds with developing the budget for 2026. The 2025 Budget is already set in place. Executory contracts are Cable / landscaping / Lake Doctor and Pest control.

The walkway was an alteration that was considered incidental to the repairs and the maintenance. That repair did NOT require the community to vote on, as it made it safer.

SPECIFIC Procedural and voting requirements fall under our Condo Declaration 8.2. Understanding, planning and the execution of a Material Alteration is a complex process.

ALL Dogs should be on leashes in the Village. If found and dogs are loose, the owners will be receiving letters with fines for the offenders. This is also a Manatee County rule.

Treasurer: Dan:

Dan did not have any updates to report on.

Utilities: Cindy:

March 2025 Utilities Report

At the January meeting, I reported that Florida Power and Lights had created a ticket to repair the street lights in the community. On February 5th, they sent a crew out to repair them. All of the street lights in the community are now working.
Please be sure to call the designated phone number for Spectrum Customer Service if you have any problems with your tv or internet service. **833-697-7328**

Secretary: Nancy Zimmer:

I advised that only one email comes back as unsent when document emails are sent out to the owners. Residents, please check your spam files for mail that you are not getting. The contact info for everyone requesting documents, I can see that we are showing that there are a number of documents that have been sent out already. If you do not have an email contact approval notice on file, please get with us, so you can receive the latest updates. The beginning of the month has meeting Agenda's that are sent out, and the mid-month has the financials from the prior month that are sent out to the residents monthly.

Grounds Maintenance: Mike Rothman:

There are still tree stumps that have been needed to be grounded in various spots here. If you are requesting to have trees planted on your property, please complete an Addendum and not a work order to have this done. The Lake Doctor has advised that the lake is in good condition.

Buildings: Lee Richmond:

Please note that all Addendums that are filled out need to be signed by the owner that is requesting the work to be done. There are still patio fences that need to be repaired after the storms. Owners will need to either tear down the fences or repair them ASAP. There is an option to replace the fences with vinyl. This is an option for the owners.

Clubhouse: Al Lyons:

We are in the process of hiring a clubhouse cleaning service that will cost about $400.00 a month, or $100.00 a week. This cost is in the 2025 budget. PLEASE Pick up after yourself around that area, including the pool and the shuffleboard courts. The Shuffleboard court has a new bench that has been replaced. “Replace everything after your use back to the same/ original way that you found it”. Please clean the kitchen also, if used. Pool chairs if moved need to be put back where they were when found. The rules have been posted in three places, so please adhere to these. There will be a crew hired to clean the pool chairs.

Al stated NO DOG WASTE is permitted loose around the pool. He is tired of picking up this waste and putting it in the bins. Again, there will be fines for offenders.

New Resident Screening, Diana McNamee, Bridget Burch and Lisa Sylvester.

Presented by Lisa Sylvester:

A total of one interview was held on 03.11.25.

On 03.11.25, Bridget and Lisa interviewed the new owner Ronald Lewis to purchase Sam and Sheila Pantelleria’s place at 6431 Auburn Ave with the closing scheduled on 03.31.25.

Up for Sale in the Village:

Robert Wilson: 3314 Mcdill Road.

Norma Jones: 3113 Cambridge Ave.

Jacquelyn Aceto: 3207 Mercer Road.

Pending:

Robert and Terry Cubel: 6406 Auburn Ave – buyers Richard & Linda Melton.

W/D Application: Tony & Elizabeth Datkovic: 6405 Auburn Ave.

There will be Veteran's Luncheon held on Tuesday, March 25th, 2025. Please sign up for this in the hallway of the clubhouse.

<u>The Belles report- N/A.</u>

A motion was made to adjourn the meeting.

*** The next meeting will be scheduled for Tuesday, September 17th, 2025 @ 7:00pm.

The meeting adjourned by Cindy Burton and Mike Rothman at 7:57pm.