Cambridge Village Association, Inc

Board of Directors Meeting Minutes

September 15th, 2026, Meeting

All Board Members were Present

Alan and Jim requested that the reading of the previous meeting's minutes be waived, and a motion to include them was approved.

President: Jeff Dorris:

Jeff 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.

President's statement:

Reminder for procedural protocol for meetings

1. When a board or committee member gives their report, that would be the time to ask clarifying questions or make comments. Once that report has been concluded, we will not be circling back to that report. If you have further questions, please reach out to the respective board member.

2. Secondly, if you want to speak about new business items not on the agenda, please submit them in writing to the board no later than 7 days before the next meeting so the Board has time to review. We will not be fielding nan-agenda questions following new business. Again, if you have questions, concerns, ideas, please reach out to the board in writing so the Board has time to review.

3. When involved in board proceedings or a board meeting, workshop or official business Of Cambridge Village matter's we wear our board hat". When not and going about daily resident living, we wear our " owner hat". Please remember that those roles are very different and board members deserve the right to enjoy the neighborhood and its amenities just like everyone else. Remember, board members are volunteers!

•Announcements:

I) Intent on Sale: Reminder that you need to fill out the necessary paperwork when selling your house. Failure to do so can delay the process of the sale. You can find the paperwork on the website.

2) If you are renting your home, the renters are required to be screened and interviewed. This is non-negotiable. Failure to do so could result in a fine for the condo owner. The reason we do this is to protect the integrity of our community.

3) Hurricane Preparedness: Hurricane season has officially begun. This is a perfect time to organize your outdoor areas. Please make sure your carports are secure and clean. If there are any loose items in your carport, please put them inside or secure them. If your carport looks like a nice outdoor living area - I think you are good. If it resembles a construction zone, it is probably time to clean it up! Even if you are seasonal, you are still responsible for securing your items, so they do not become projectiles to your neighbor's homes.

4) The Board will have 4 open positions in January. IF you are interested in running, you can begin turning in your intent to run notices on November 16th. The notices are found on the website. The prospective Candidates seeking election to the Board will need to address the audience in the December 2026 meeting if they are running. Please note that you will only be running for the board and not in a specific position. Positions will be decided by the Board at the election meeting in January.

AL Lyons (clubhouse and pool), Mike Rothman (Grounds), Nancy Zimmer (Secretary), and Lee Rothman (Buildings) Lee vacated his position in September.

Treasurer: Dan: The Cambridge Village finances are ok – as they are all in order. The expensive repairs that needed to be done have already been completed for the year. There have been more and more people that have had bank accounts frauded, so please be careful on who you talk to if someone calls for bank info. If you do get a new bank account – the forms are on the website.

Secretary: Nancy Zimmer: There is not much to report, but I have been fielding some questions regarding Trimming of Shrubs.
You will need to put in Work orders for anything that requires Matt or Josie to do. Please see the website calendar for the schedule of the trimming, as there are designed dates for various streets in the Village.

Utilities Report: Jim Parrott: All of the LED Lights have been fixed around the community. There are Trash cans that are being destroyed by the garbage trucks along with the lids. Please remember to email or text Jim for replacements. The county will go by the list in the order that has been given to them by Jim. The replacements are on the same day as the garbage pickup. Please do not put bulk trash on the street, as the trash needs to go in the bin. It has to be arranged for a bulk pickup.
Jim is a Laison to the Social Committee that reports to the clubhouse on the 2nd and the 4th Tuesday of the month. Diana McNamee will be doing the report for this committee.

Grounds Maintenance: Mike Rothman: The lake is doing well. All the issues with the electric for the pumps and the wells have been fixed. The termite tenting was finished today and the clubhouse and pool are now pool. Matt and Josie and the crew keep the village looking good.

Buildings: Jerry Sergeant:

Approved 6614 Bowdoin an outside back door replacement, pending County permit.

Approved 6514 Bowdoin side patio replacement from wood fence to vinyl and then extending length of the overall patio base from front house to back of existing patio. Owner will have to maintain and control all weeds and landscape within patio area.

A meeting has been scheduled with a Handyman Service for building repairs this Thursday 09.17.26. There is also a second contractor that we can get back to if needed to do projects in the community.

Clubhouse: Al Lyons: The pool is doing fine, and we are pleased with the work that Josie is doing to oversee this. There is some basin discoloration on the walls that are being worked on. They have purchased a Vacuum system that is being used to clean the pool. The clubhouse is also good since the Termite service has been done.

Report Of Committees:

A) **Social Committee report- Diana McNamee**

On the 4th of July Cambridge Village had an Ice Cream social at the pool to watch surrounding fireworks displays. About 16 residents attended. We served ice cream cones and sandwiches for $1. Connie Whitsett and Diana McNamee coordinated the event.

Our first Wednesday Ladies Lunch group went to lunch at Five Nine Grill in August, and The Lucky Frog in September. October 7th, we plan to go to the Runway Grill at the Doubletree Hotel by Hilton on old 301 near the airport. Connie Whitsett oversees these events, so call or text her if you'd like to be included in the reservations. We meet at 11:30am.

Sept 7th – we had 30 residents attend the Labor Day picnic to enjoy hot dogs, chips and donated covered dishes. Connie Whitsett and Diana McNamee chaired this event.

This coming Thursday Sept 17th at 1pm Marge Guyton will be teaching a Fall or Halloween Wreath class in the clubhouse. Price is $20 or $25 for materials. A signup sheet is on the bulletin board.

Friday the 18th will be the first Friendship Friday from 4pm to 6pm to meet your neighbors. Held at the pool or card room depending on weather. Bring an appetizer or finger food to share. Bring your own beverage of choice, alcohol is not required. These are currently scheduled for every Friday at 4pm. Mary Stapleford coordinates these events.

Saturday the 19th is our first coffee social. Please sign up on the bulletin board by Thursday so we know how many donuts to order. Donation will be $3. Don't forget to bring your own coffee cup. Joyce Koenig and her mother Doris Strickler will be organizing the Monthly Coffee Social. Dates will be posted on the CV calendar.

We do not have anyone to coordinate our Covered dish dinners yet. Hopefully they will start back up after the first of the year. Suzanne Zotolla has volunteered to coordinate our Thanksgiving Day & Christmas Day Dinners. Please contact her to volunteer to help with the events. We will need volunteers to roast turkeys and prepare hams.

The Fall Fest is planned for Saturday November 7th. We are looking for volunteers to coordinate the event.

On Saturday November 14th we will be holding a Craft Show in the Clubhouse from 9 am to 2pm. We currently have 6 residents who have rented tables for $20 to display their crafts. Non-resident vendors will pay $25 for a table. Diana McNamee is coordinating this event, so if you know anyone who would like to rent a table, please have them contact her.

The Social Committee has plans underway for a Holiday open house in December similar to what the Cambridge Village Belles used to sponsor. We will be looking for volunteers.

Please check the calendar on the website as the committee is updating the calendar as new events are established. If you'd like to join the social committee we will be meeting again on Tuesday Sept 22nd @ 4pm in the clubhouse.

B) **Technology Report: Done by Melissa.** As you may have seen – Text messages have been sent out with a monthly newsletter. In the event of bad weather, we will be sending out more messages. We can receive your text responses, but please remember that the board cannot respond back to you via the text. We did not get that type of service, as it would have cost us more. There have been some good responses to the texts. There may be a few people that have not received the texts, as we are still trying to update the cell phone listings.

C) **New Residents**-We have not had any new residents since the last board meeting.

Unfinished Business:

A) Rules and Regulations Committee; We are looking for volunteers to serve on a committee to review the current rules and regulations and make recommendations to the board early next year.

B) Garden Club- Due to the Termite tenting, we may be losing the landscaping around the clubhouse and looking for volunteers to make recommendations for new shrubs or flowers as well as other common areas in the neighborhood. If you are interested, please let me or a board member know.

New Business: None

New Resident Screening Committee

Sue Mitchell/Melissa Dorris

Committee Sue Mitchell/Melissa Dorris Interviews:

To be held shortly: 3315 McDill (Lola Danis Estate) being sold to Ray Danis/Sue Downs

HOMES FOR SALE and Letter of Intent on File:
3303 Chicago Avenue (Deborah Risch)
3311 Mercer Road (Tim Cross)
6422 Bowdoin Place (Glennis Hurrel/Paula Smith)
3215 Mercer Road (Deborah K. Coulter)
3303 Cambridge Ave (Scandaliato) 6608 Auburn Ave. (Adrienne Gunter)
3210 Cambridge Ave (Hendricks estate)
3315 McDill Road (Lola Danis estate)

Sellers, please turn in your Letter of Intent to Sell Form If you know anyone that needs an application, please have them contact us and we will email them one. Sue Mitchell (484-437-0218) cvscreenings2026@gmail.com Melissa Dorris (816-516-0488)

Next meeting: 11/17/2026

The meeting adjourned by Nancy Zimmer and Alan Lyons at 7:52 pm.