Cambridge Village Association, Inc

Board of Directors Meeting Minutes

June 18th, 2025 Meeting

All Board Members were Present, except Cindy Burton.

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

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.

The entrance way was a great success! Neighbors donated shrubs and some offered to donate money for the flowers and items in the entrance way. It was argued that this was a material alteration, but that was not the case. This is an attempt for beautification of our property.

Removal of the Flower beds needs to be cleaned up without dumping items in the beds.

The statue 718 changes every year. You can go online to view the changes with the State of FL Condo Association. There should be updates since we are coming into the 2025 Hurricane Season.

The 2025 Audit has been posted on the Bulletin board in the hall of the clubhouse.

Treasurer: Dan: He discussed the garbage service. In the next few months, we should be receiving a new container for garbage. The flyer has been included in with the meetings.

There will be only one day a week that both the recycling and the trash pickup will occur. We do not know what day this will be until Manatee County rolls this new process out to the residents. Yard trash will need to be tied up and no bags should be used. The county will need to be requested to pick up large items such as furniture. There will be a charge for this service.

*** Financially, the Village is in good shape.

Secretary: Nancy Zimmer:

Advised that meeting notices go out to the Village 2 weeks in advance. Please do not wait until the day of the meeting to request a meeting with the board to go over any pending issues. Also, members are welcome to come to the pre-meetings if they have a specific issue to address, but please get with the board prior to coming.

Grounds Maintenance: Mike Rothman:

The Lake Doctor gave us a good report during his last visit.

We have been having issues with many palm trees getting butt rot and needing to be cut down. Jeff is slowly replacing the ones that were lost during the hurricanes and the ones that had to be cut down. The irrigation system is back up and working 4 days a week, but we do have a few valves that will have to be replaced.

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. We have a request to change the colors and the materials of the porch fencing. These requests all will have to be approved by the board. The driveway colors can be crème or off white.

We are currently getting bids to replace the roof on the maintenance buildings, so it can be fixed.

Clubhouse: Al Lyons:

1) 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 board voted on hiring Crystal Cleaning Services – Lee/Nancy 2nd the motion to hire the cleaner starting ASAP.
2) Jeff / Melissa Dorris sent a letter to the board regarding the pool temperature. They received 3 quotes from various pool vendors. There is currently a Gas heater / Heat pump. We want to keep the Gas heater for the winter. The current pump is 5 years old. To replace the dual system it will cost about $6K. Some residents argued that the chlorine costs changed by $45/$50, But we are not using more. This is still being discussed to keep the pool from being 93 degrees on a daily basis.
3) Please shower before entering the pool, as many residents are not doing this.

New business: We are focusing on hurricane preparedness, so please pick up belongings if being gone for a long time. Also, secure anything of value that might blow away. Pick up any garbage or yard items.

We are still waiting on the County to get back with us regarding the Backflow issues. Also, the water bills are in the process of going up.

Old business: The Residents were able to ask questions and give comments on previous issues.

We are 6 months from the elections on members of the board. Everyone is eligible to step up and spend time on the HOA Board.

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

Presented by Nancy Zimmer:

A total of three interviews were held.

On 04.14.25, Lisa & Joy interviewed the new owner Betsy Jiminez to purchase Norma Jones home @ 3113 Cambridge Ave.

05/18/25, Bridget & Joy interviewed Steve and Kerrie Harter. They are in the process of buying June Price's home @ 6409 Auburn Ave. They are waiting for the sale of Wendy Harter's to sell.

06/10/25 – Bridget & Kapi Jones interviewed the new owners Pat and Al Nowak to purchase Jacquelyn Aceto's home at 3207 Mercer Road.

Danny Colding will purchase Jeff and Sandy Camp's home @ 3112 Cambridge Ave. He will be interviewed in the week of June 23rd. The Closing is 07/03/25.

At 6433 Auburn Ave, Doris Strickler's daughter and husband will move in with Doris. They will be interviewed on 06/26/25.

Up for Sale in the Village:

Robert Wilson: 3314 Mcdill Road.

Sue Duncan: 6422 Auburn Ave.

June Price: 6409 Auburn Ave.

Wendy Harter: 3213 Cambridge Ave.

Linda Bruner (Chad): 3213 Mercer Road.

A motion was made to adjourn the meeting.

*** The next meeting will be scheduled for Tuesday, September 16th, 2025 @ 7:00pm.

The meeting adjourned by Lee Richmond and Mike Rothman at 8:12pm.