Cambridge Village Association, Inc

Board of Directors Meeting Minutes

September 16th, 2025, Meeting

All Board Members were Present, except Cindy Burton.

The reading of minutes from the prior meeting was asked to be waived by Lee and Mike, 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 Asphalt walkway area near the pool is currently being sealed. Please be careful in this area. The board is doing this work in and around the pool area.

The prospective Candidates seeking election to the Board will need to address the audience in the December 2025 meeting if they are running. Please note that they will only be running for the board and seeking a specific position. Cindy Burton and Tim Cross will be leaving the board, and possibly a 3rd person. Currently, there are 7 board members, so this could change.

Treasurer: Dan: He discussed the garbage service. There is a Please remove form to have the Blue bin picked up to manatee county.org within the first 30 days of receiving the new bin. We have 3 weeks left to have large items picked up by the Recyclers. After that, you will need to call the County to schedule a pick- up for the large items, and there will be a charge. You can use the old Blue bin for recycling if you like, or you can call the county to have the bin picked up during the Monday trash pickup. If needing a 2nd 96 gallon bin – you can pay an additional $14.00 a month for an extra one.

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.

Secretary: Nancy Zimmer:

Advised this meeting was part of the FL Statue 718 that requests FL HOA Boards to hold Quarterly meetings with resident and board participation. The HOA Board election will be coming in January 2026. Residents interested in participating on board will need to submit an

Intent to Run form starting November 17th. There are 2 spots right now that will be open - possibly 3, so the board wants new participation, and everyone is encouraged to run. Please note that residents to do not run for a position – the Board votes and chooses who will be what during the January 2026 Meeting.

Utilities: Cindy Burton: ***Report read by Tim Cross***

All utilities are operating normally this quarter - there are no issues to report.

There was some confusion regarding the new trash cans, which were delivered in August while many residents were still away for the summer. Thank you to everyone who helped secure cans for their neighbors during this time - your efforts are appreciated.

The new cans are quite large. If you find that it's too big, smaller cans will be available by request starting in January. I did reach out to the County to ask if our community could receive the smaller cans now and allow residents to trade up, if needed. Unfortunately, it that wasn't an option as the County will not have the smaller cans until January.

Adjusting to this new system has required all of our patience and cooperation. Hopefully any remaining confusion is being sorted out. It's so nice to see that our community always seems to come together to help each other when faced with these kinds of challenges.

Grounds Maintenance: Mike Rothman:

The Lake Doctor gave us a good report during his last visit. The JLG (Cherry picker) that Jeff uses have been down for a while. It has been fixed, and Jeff will be trimming the trees again. The Bismark palm tree by the pool that was leaning was cut down, as it would have done a lot of damage to the property if it fell.

We are considering an upgrade to the Landscaping around the pool area. Please note that there would be a cost surrounded by the upgrade. The board approved that we could do this, as we would get funds from the budget. We are hoping that we do not have any hurricanes this year and won't have to spend any money on the clean-up.

Buildings: Lee Richmond:

Please note that there is a new handyman in the village doing work for us. He is good. His name is Honey for Hire. He can give you an estimate of any repairs needed.

The Planter boxes can be moved or taken out, but Jeff does charge the owner for the work needed. If considering, you will also need to file an Addendum with the board, as this is an external repair. Part of the cost associated with this would be the minor stucco repair that would be needed. We can provide the paint for this work.

Clubhouse: Al Lyons:

Al opened up about the Pool temperature, and he stated that he does not control the sun! We paid $5K for a chiller. There is a 90+ temperature group and there is another one at 85 degrees. "It is hard to control mother nature." The back up Gas Heater runs if the temperature is below 45 degrees. The unit is in the process of having the Calibration fixed, so it works efficiently. To heat/ cool there should be a 2-degree variance. At 87 degrees the chiller kicks on in about 5 hours. At 85-87 degrees the normal goes up in a few minutes. A group stated that they were at the pool all day Saturday, and the water was showing it was 90 degrees. The heat pump was on also.

The A/C in the clubhouse is on the blink, and we may have to fix it.

There are a few water leaks in the clubhouse, and we have replaced a few of the tiles. It appears that the roof is still leaking, so more repairs may be needed. In 2016 Gulfside replaced the roof.

Cortez Lock and Key is currently working on the Kitchen door lock to get it fixed. The push button is not working correctly. If you are having an issue with this, use the Pool Clubhouse doors. You will see that you are able to push the handle and turn the down the key to unlock the door. This has not been working with the kitchen door. We are looking for a lock to fix 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 received words back from the County that our homes are not affected as they were built from 1973-1975 regarding the Backflow issues. However, if permitting access, the county is still necessary.

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

Everyone is eligible to step up and spend time on the HOA Board. If you are traveling in the next month, please decide to secure all of your belongings beforehand.

Resident questions were as followed: Why is it now No smoking around the Pool area when a designated area was decided? The special board that was brought in to review the new rules in Fall of 2023 has decided against it.

Golf carts in the community. A member stated that the county would agree to this, but again the committee voted against this. Also, there is not any room for storage of these carts.

*** December 19th @ 6:30pm is the Annual Christmas Trolley ride event. The price varies between $18.00 – 25.00 Including the tax and the tip. Meet up places are Regions bank off of Cattleman or the CV Clubhouse. 39 people attended last year. We need a head count before 09.24-09.30.25.

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

Presented by Nancy Zimmer:

1 interview was held.

09/15/2025, Bridget Burch and Nancy Fletcher interviewed

and approved Melvin and Gayle Kruse purchasing 6419

Auburn Ave.

10-4-2025 Marvin and Diane Hurd will be closing on 6403

Auburn Ave. No interview needed. Previous owners. Per

Tim Cross.

HOMES FOR SALE: Letter of Intent form

3213 Mercer Rd. Linda Bruner (Chad Bruner)

3213 Cambridge Ave Wendy Harter

3314 McDill Rd. Robert Wilson

6422 Auburn Ave Sue Duncan

6403 Auburn Ave Dave and Sue Benton (under contract)

6419 Auburn Ave Marvin and Diane Hurd (under contract)

If you know anyone that needs an application, please contact me and I will email

them one. Bridget Burch 513-604-7249. Bsburch1958@icloud.com

A motion was made to adjourn the meeting.

*** The next meeting will be scheduled for Tuesday, November 18th, 2025 @ 7:00pm.

There will not be a meeting in October.

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