Cambridge Village Association, Inc

Board of Directors Meeting Minutes

November 18th, 2025, Meeting

All Board Members were Present, except Danny Boggs, who was sick.

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 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.

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 read the formal draft of the 2026 Annual Budget Notice that was sent out on 11.19.25. The Draft Budget "B" was sent out last week. The Budget consists of Operating Expenditures that deal with the day-to-day operations, including maintenance and utilities. The Reserve Budget references FL Statue 718 that is mandated by the State of FL as there are greater than $5,000.00 of funds received in the Association.

The Maintenance fees will NOT be going up this year. The budget has been maintained adequately, so special assessments are not needed to increase the HOA fee amounts.

The formal election will be on 01/20/2026 – all candidates will have 3 minutes to speak on why they think that they would be a good candidate for the board.

We are also looking for a great IT guy like we had with Jim Allen. This person will help out with the old computers and to help maintain the website.

The Phase 2 entrance way walls need to be re-landscaped. We are doing so with minimal costs, as the plants are being donated, and Tim is paying for the mulch costs.

There have been 2 Webinars that he has been Participating online:

1) Deals with Active Shooter issues on what to look for when seeing suspicious happenings in the neighborhood.
2) Flood insurance issues with Debris removal and how to handle issues with the property.

Treasurer: Dan: He is helping out with the mail outs, but he does not want to get anyone sick. The garbage bin situation will be addressed by Cindy Burton.

Secretary: Nancy Zimmer: It is election time! The question was asked if everyone had turned in their Intent to run form? The period to do so will be from 11.17.25 through 12.11.25 at 5pm. This will be a general election, and we will need a group of people to count the ballots in the clubhouse before the meeting. Please note that you will not be running for a specific position. Once you are elected to the board – we will go back to the back of the office and vote amongst the board members on what task/ position everyone will be handling. There are 3 spots open. 5 Intent to run forms have been already received, one of those is a board member that will be running again for another 2-year term.
The mailout for the "1st notice will be sent out on 11.20.25. It advises of the current period to apply for board member.

Utilities: Cindy Burton:

Manatee County has started a new policy to go along with the changes they have made to the trash and recycling pickup. They will no longer take calls or online requests from residents regarding pickup or necessary repairs to the bins. They now require a board member to call in with your concerns. I have repeatedly voiced my concerns with this new policy, but they are not going to change the policy. If you have any problems with pickup or broken cans you need to get in touch with me so that I can call it in. You can text me or leave a message that includes your name, address and what the problem is. I will call it in and get back to you with what they want you to do to resolve the issue. Hopefully the bins are sturdy, and we will have few residents requiring assistance.

Since we now have garbage cans from the Country, Cambridge Village will no longer provide the metal cans for the silo. You can purchase a metal can from ACE Hardware if you want to continue to use the silo with an insert.

Grounds Maintenance: Mike Rothman:

The Lake Doctor gave us a good report during his last visit. The grounds are good also due to no hurricanes and bad storms this year.

Buildings: Lee Richmond:

The painting contract will increase next year by$100.00 a unit @ 39 homes that usually are painted in one year. That is an additional $3900 that will be added to the budget.

Clubhouse: Al Lyons:

Al opened up about the Pool temperatures that have been checked regularly, and the temps are staying between 84-87. The new chiller/ pool heater are working together with each other. Jeff Williams has checked the temps @ 3x's a week. In the Recreation department- David

Hildebrand has been doing events 2 days during the week and on Wednesday evenings at 6pm. It is fun, so come and "push the puck."

Manatee Health Department has passed the pool with flying colors.

A resident stated that the shuffleboard courts need to have the lines repainted. The parking area at the clubhouse also needs to be done.

Pool furniture? We are in the process of looking for replacements for the old chairs that have been broken and worn due to the sun. We need to look into this before the end of the year.

New business: Passing the 2026 Budget and looking at the costs. The Final budget will be approved on 12.16.25.

Old business: None.

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

Presented by Lisa Sylvester:

Interviews:

09/15/2025, Bridget Burch and Nancy Fletcher interviewed and approved Melvin and Gayle Kruse purchasing 6419 Auburn Ave.

10/25/2025 No interview (previous owners), Marvin and Diane Hurd purchased 6422 Auburn Ave.

10/21/2025 Bridget Burch and Nancy Fletcher interviewed and approved Jamie Mastroianni to purchase 3213 Mercer Rd.

10/21/2025 A zoom call was made and Moonyean Carlton was approved for purchase on 3314 McDill Rd.

11/7/2025 Moonyean Carlton was interviewed by Bridget Burch and Lisa Sylvester.

Tenant:

11/7/2025 Mary Jo Campbell was interviewed and approved for 3314 McDill Rd.

HOMES FOR SALE:

Letter of Intent rec'd:

3213 Cambridge Ave Wendy Hart

6403 Auburn Ave Dave and Sue Benton

6308 Mercer Rd Kevin and Patty Rogers

6422 Bowdoin Glenis Hurrel and Pamela Smith

Sellers, please turn in your Letter of Intent to Sell Form

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

A motion was made to adjourn the meeting.

The meeting adjourned by Nancy Zimmer and Mike Rothman at 8:13 pm.