

Cambridge Place Homeowner's Meeting Minutes

Meeting Date: Thursday October 22, 2026 at 6:30 p.m.

Location: Villages of Avalon Clubhouse - 681 Oak Chase Blvd.

Agenda Items:

I. Call to Order
II. Determination of Quorum
III. Consider and vote on the Proposed Amendment to the Association's Declaration, as more particularly described in the Proposed Amendment regarding landscaping services.
IV. Meeting adjournment

I. Call to Order:

Meeting was called to order at 6:36 p.m. by Chaz Hollingsworth.

II. Establish Quorum:

Quorum was established based on the number of Proxies received which exceeded 20% of the required homeowners.

4 of the 5 Cambridge Place Advisory Committee members were present.

Meeting attendees:

Mike Ferguson – Cambridge Place Advisory Committee Member (via Zoom)
Chaz Hollingsworth – Cambridge Place Advisory Committee Member
Larry Meyer – Cambridge Place Advisory Committee Member
Doug Stanford – Cambridge Place Advisory Committee Member
Jim Amrhein – Inframark
Several Cambridge Place residents

Regrets: Liz Alvarez – Cambridge Place Advisory Committee Member

Open Forum Discussion prior to Vote:

Chaz Hollingsworth reviewed the Rules of Engagement for the meeting.

Questions were raised by homeowners regarding the communication that was sent to homeowners on October 16th regarding the proposed amendment regarding eliminating or keeping landscaping services for the homeowners of Cambridge Place as part of the HOA fees.

- There was a question regarding the communication that was sent to homeowners which mentioned fertilization and pesticides.
- Response: These specific services are not explicitly mentioned under “Lawn Maintenance” in the Covenants and Restrictions for Cambridge Place. However, they are covered under Article 4 in the Community Standards for the Villages of Avalon. There will be a vote at the Annual Homeowners Meeting in January 2027 to vote on adding these services to the definition of “Lawn Maintenance” in the specific Covenant and Restriction for Cambridge Place.

- There was a question regarding if a homeowner has a “Do Not Mow” sign on their lawn and if this covered both the front and back lawns.
- Response: This question will be addressed at an upcoming Committee meeting regarding how to proceed with landscaping services based on the vote at the October 22 community meeting. More information will be provided regarding this matter.

- There was a question regarding the moratorium that was mentioned in the communication that was sent to homeowners.
- Response: based on input from our legal counsel, the proposed moratorium regarding not having another vote to eliminate or keep landscaping services as part of the HOA fees for 2 years has been removed. The proposed moratorium was suggested to save money as part of our HOA budget. Every time that this matter is brought up for a vote it costs homeowners between $1,000 and $1,500 with legal costs to prepare documents, plus printing and mailing costs.

- There was discussion regarding what percentage of homeowners would be required to bring a proposal for another vote regarding eliminating landscaping services in the future.

The Advisory Committee have consulted with our legal counsel and they have advised that the following are the requirements to bring any matter to the homeowners of Cambridge Place for a vote:

Bylaws Article XI, Section B states that a majority of members may call a special membership meeting:

XI. **MEETINGS OF MEMBERS.**

B. Special meetings of the Members for any purpose may be called at any time by the President, the Vice President, the Secretary or Treasurer, by any two or more members of the Board or upon the written request of Members holding a majority of all the votes allocated to the entire Membership.

Florida Statutes Section 720.306(3) defer to the governing documents, so the above-referenced section will prevail over the statute:

(3) SPECIAL MEETINGS.—Special meetings must be held when called by the board of directors or, **unless a different percentage is stated in the governing documents**, by at least 10 percent of the total voting interests of the association. Business conducted at a special meeting is limited to the purposes described in the notice of the meeting.

There is no special procedure listed for the Cambridge Place neighborhood meetings. Therefore, this master provision which states that a majority (over 50%) is required for a special meeting would carry over to also apply to Cambridge Place.

- As a result, a majority (over 50%) of the 78 homeowners within Cambridge Place would be required to bring any matter to the homeowners to be voted on. Therefore, 40 homeowners (i.e. 78 homeowners x 50%) would be required to sign a proposal to call a special meeting to discuss the proposal and to proceed with a vote by homeowners.

- If the proposal is approved to proceed with a vote, we would need 20% of homeowners (i.e. 16 homeowners, which is 20% of the 78 homeowners) to establish a Quorum in order to proceed with the vote on the proposed change.

- Then in order for the vote to pass, we would need 66.67% (2/3) of the votes received to vote for the proposed amendment.

Michael Murphy made a motion to proceed with the vote on the proposed Amendment.

III. Vote on the Proposed Amendment to the Association's Declaration, as more particularly described in the Proposed Amendment regarding landscaping services:

Chaz Hollingsworth read in the Proposed Amendment to vote on Amending Section 2(a)(i) titled "Lawn Maintenance" in the Supplemental Declaration to make the repair, replacement, and maintenance of grass on each Lot Owner's Lot the sole maintenance and financial obligation of the respective Lot Owner.

Proposed Amendment:

The Lots in the Cambridge at Avalon Neighborhood shall be subject to each of the following covenants, terms and conditions, which shall run with the land in the same manner as and in addition to the Declaration:

2. Covenants for Lot Maintenance:

i. Lawn Maintenance. It shall be the duty of the Lot Owner to mow, edge, weed, and trim the grass, trees, and shrubbery located on the Lot Owner's Lot. It shall be the duty of the Lot Owner to apply fertilization, pesticides, and insecticides to the Lot Owner's Lot for the prevention of weeds and insects. It shall also be the duty of the Lot Owner to repair and/or replace dead, dying, or diseased grass, trees, and shrubbery. The cost of such lawn maintenance and maintenance of trees and shrubbery on the Lot Owner's property shall be at the Lot Owner's sole expense.

The following are the results of the Proxies that were submitted:

A total of 51 Proxies were received. Therefore, 34 votes FOR Amendment are required for the Amendment to Pass.

18 votes were received FOR Amendment.

33 votes were received AGAINST Amendment.

As a result, the proposed Amendment to eliminate landscaping services as part of the HOA fees failed and we will continue to have landscaping services included as part of the HOA fees.

NOTE: at the meeting it was announced that a total of 59 Proxies were received (26 FOR Amendment and 33 AGAINST Amendment). However, due to a counting error, 8 votes FOR Amendment were included twice.

Only 51 Proxies were received, and this was validated against the number of Proxies received that each homeowner signed on the tally sign-in sheets. This was verified by Jim Amrhein from Inframark.

IV. Meeting Adjournment:

A Motion was put forward by Chaz Hollingsworth to adjourn the Homeowner Community meeting. This motion was seconded by Mike Ferguson.

The motion to adjourn the meeting was approved by all Committee members.

The Meeting was adjourned at 7:03 p.m.

Cambridge Place Advisory Committee:

Liz Alvarez: **cambridgecommittee5@gmail.com**

Mike Ferguson: **cambridgecommittee2@gmail.com**

Chaz Hollingsworth: **cambridgecommittee4@gmail.com**

Larry Meyer: **cambridgecommittee3@gmail.com**

Douglas Stanford: **cambridgecommittee1@gmail.com**