

MINUTES OF THE BOARD OF DIRECTORS MEETING  
CYPRESS SPRINGS OWNERS ASSOCIATION.  
June 2014

The June 9, 2014 organizational meeting of the Cypress Springs Owners Association was called to order at 7:00 PM by President Cheryl Hoover. The meeting was held at the clubhouse. A quorum was established with Cheryl Hoover, Linda Mitchell, Nancy Powery, John Pasarella, Wayne Hunte, Winston Cooke, Bob Doane and Clyde Boutte in attendance. The management company was represented by Lisa Donohue.

**MINUTES APPROVAL**

**A motion was made to accept the May minutes by Cheryl and seconded by Bob. All were in favor and the motion passed.**

**ADMINISTRATIVE MOTIONS AND EPM ACTION ITEMS**

1. The Board agreed that the clubhouse construction would resume on September 15<sup>th</sup> and that the clubhouse would not be available for reservations after Labor Day, September 1<sup>st</sup>.
2. **A motion was made by Nancy and seconded by John to hire Five Star Security eight hours per day, seven days a week until September 15<sup>th</sup>. All agreed and the motion passed.**
3. The Board requested that management send website addresses of some other communities that EPM manages.
4. Winston requested that the current contract with Two Eggs Janitorial be sent to him.

**MAINTENANCE MOTIONS AND EPM ACTION ITEMS**

1. **A motion was made by Cheryl and seconded by Bill to have Ultimate Image take care of the drainage problem at the tennis courts for \$4960. This price should come with a warranty that the drainage problem is solved. Cheryl will discuss this with Fred from Ultimate Image.**
2. Winston requested that all estimates for landscaping be sent to him. All requests for landscaping improvements by the CIC will be sent to Fred through management.
3. A motion was made by Cheryl and seconded by John for the maintenance men to put "private property" riders under all signs that already exist near lakes to prevent non-residents from fishing.
4. **A motion was made by Bob and seconded by Cheryl to have Ultimate Image cut the front yards of two vacant homes in the community (after 7 day letter to cure is mailed) for \$25 every two weeks. The initial cut must be under \$50.**

**LEGAL AND FINANCIAL MOTIONS AND EPM ACTION ITEMS**

1. **A motion was made by Cheryl and seconded by Bob to have attorney Al Cook send a letter to 1607 Sienna Court to stop operating his landscape business out of his home. All agreed and the motion carried.**

Meeting Adjourned at 9 pm with a motion from Cheryl.

Minutes respectfully submitted for the Association Secretary by Lisa Donohue, CAM  
Approved by Association Secretary \_\_\_\_\_