

MINUTES OF THE BOARD OF DIRECTORS MEETING  
CYPRESS SPRINGS OWNERS ASSOCIATION.  
January 11, 2016

The January 11, 2015 organizational meeting of the Cypress Springs Owners Association was called to order at 7:00 PM by President Cheryl Hoover. The Board meeting was held at the Cypress Springs Clubhouse. A quorum was established with Cheryl Hoover, Winston Cooke, Wayne Hunte, John Passarella, Clyde Boutte, Brendan Ramirez and Bob Doane in attendance. The management company was represented by Lisa Donohue.

The new owners of Creative World School attended the meeting and introduced themselves to the Board. They requested the ability to use the clubhouse to promote the opening of the school. The Board agreed that they could use the clubhouse as long as someone in the community or a Board member sponsored them. Advertisement on the community website was also briefly discussed.

**MINUTES APPROVAL**

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

**ADMINISTRATIVE MOTIONS AND EPM ACTION ITEMS**

- Management was requested to have 8 signs made that say “All trash/recycle bins must be stored completely out of sight except on trash pickup day. Fees will be added to your HOA account if failure to comply is noted”. The trash violation process agreed by the Board will be as follows: One month lead time with signs and without violation letters so that the community can get used to putting their trash cans away. The second month (and ongoing) all owners with trash cans left out will be sent one violation letter warning them that the next letter regarding their trash will come from the attorney and that a \$40 fee will be added to their account. Each time the owner leaves the trash out after the first attorney letter is sent, another attorney letter will be mailed and another \$40 fee will be added until the violation stops.

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

- Management was requested to have Al Cook send Superior Fence a certified letter demanding them to correct any deficiencies with the fence around the pool immediately. The fence must be up to code so that it will pass inspection with Orange County.
- A motion was made by Cheryl and seconded by John to have Bernie Mapili complete the annual end of year audit for \$3,250.

**MAINTENANCE MOTIONS AND EPM ACTION ITEMS**

- Discussion about Christmas Decorations for 2016 will resume in September 2016.
- The Board will think about what style and price they would like to have for the new pool furniture and this topic will be added to the agenda in February and/or March.

- Management and Two Eggs will attempt to discover who left the balloons in the clubhouse and will charge the owner accordingly. Balloons are not allowed in the clubhouse per the Clubhouse Reservation form.

The meeting adjourned at 8:15 with a motion from Wayne and seconded by Brendan.