

MINUTES OF THE BOARD OF DIRECTORS MEETING  
CYPRESS SPRINGS OWNERS ASSOCIATION.  
March 14, 2016

The March 14, 2016 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, Brendan Ramirez and Bob Doane in attendance. Clyde Boutte was absent. The management company was represented by Lisa Donohue.

A presentation was given by John Desormo of Seminole Gate. John will prepare a report of items that he can troubleshoot and give us an estimate on pricing for his services. His company handles all gate and security camera issues for HOAs.

**MINUTES APPROVAL**

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

**ADMINISTRATIVE MOTIONS AND EPM ACTION ITEMS**

- Management to contact CDA to discuss and negotiate amount owed to them by the association. The Board is asking for a \$425 reduction in labor cost that they feel is unwarranted.
- **A motion was made by Cheryl and seconded by Winston to preserve the community documents. All agreed and the motion passed. Management will send the signed documents to the attorney for recording.**
- The Board agreed that a letter, not a postcard, would be sent to all owners with trash can violations. The next letter for these owners will come from the attorney and their accounts will be charged for the cost of the attorney letter.

**MAINTENANCE MOTIONS AND EPM ACTION ITEMS**

- Management will ask Two Eggs to clean the cobwebs in the kitchen on a regular basis. There were also cobwebs in the kitchen cabinets.
- Alex stated at the meeting that irrigation would be up and running by the end of the week. Flowers (multi- color pansies preferably) will be installed as soon as he confirms the irrigation is working.
- No flowers are to be installed at Deer Lakes or Cypress Glen due to the deer who like to eat them.
- Landscape replacement around the clubhouse was approved for no more than \$2,696.50.
- Management was asked to call Smithson again to request completion of irrigation electrical work.
- John volunteered to check out the price of pool furniture at Costco. Winston ok'd the purchase of tables, chairs and chaise lounges for the pool area once prices are investigated.

The meeting adjourned at 8:40 with a motion from Winston.