

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

April 11, 2016

The April 11, 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, and Bob Doane in attendance. Brendan Rameriz was absent. The management company was represented by Lisa Donohue.

A presentation was given by Kevin Last of Last Chance Enterprises. His company does pool monitoring for HOAs. Management will send request of service to Mr. Last. **A motion was made by Cheryl and seconded by Bob to accept Last Chance as the pool monitoring service.** This motion is contingent upon his acceptance of the association's criteria for pool monitoring which include a 5 day work week, Thursday through Monday at \$15 per hour. Monitoring will begin the Thursday before Memorial Day which is May 26<sup>th</sup> and continue until mid- September.

The posted rules will be the guide for pool monitoring and the monitoring will include the tennis courts. Three guests per owner will be allowed in the pool.

**MINUTES APPROVAL**

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

**ADMINISTRATIVE MOTIONS AND EPM ACTION ITEMS**

- A motion was made by Bob and seconded by Cheryl to hire Seminole Gate to maintain the camera system and security/gate at the clubhouse. All agreed and the motion carried. This motion was contingent upon a monthly maintenance payment of \$83.33 instead of the one- time maintenance cost of \$1000 per year and a 30 day cancellation policy for either party with no penalty. There are currently two cameras that are not functioning. The proposal of \$270 for 3 hours of service was accepted by the Board to get the two cameras working again.
- The Board requested management to send a certified letter to Ultimate Image Landscaping prohibiting them to maintain the landscaping at the four way stop and near the clubhouse during the hours of 8-9am and 2:45-3:45pm due to the presence of school children and the potential safety hazard.
- The Board agreed that the pool furniture will be royal blue. Cheryl will ask if the order can be expedited as requested by Clyde.
- Management will continue to request a passed pool gate inspection from Superior Fence.
- Management will post information about the African Land snails on the community website. In addition, Management will notify Orange County that these snails can be found on the property.
- Management will post the meeting minutes, the Budget and the financials on the website each month at [Cypressspringsowners.com](http://Cypressspringsowners.com).

### **MAINTENANCE MOTIONS AND EPM ACTION ITEMS**

- Larry and Wallace will pull in the trash cans signs from throughout the community and store them in case they are necessary in the future.
- Management to request of UIL that all leaves, especially those from Eagles Glen down, be picked up and discarded.
- Larry and Wallace will obtain roof repair proposals for the metal roof on the clubhouse.

The meeting adjourned at 8:30 with a motion from Cheryl.