

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

May 9, 2016

The May 9, 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. Marcy Pearse attended the meeting and gave a brief update on her recovery and the security of the community.

A presentation was given by Jon Desormo of Seminole Gate. The association currently uses four security cameras at the pool/clubhouse/tennis court areas. Jon recommended four more for adequate coverage. The camera installed by CDA at the pool entrance is currently not working but is under warranty. **Cheryl made a motion to have CDA replace the camera for the cost of labor which is no longer under warranty. John Passarella seconded the motion. All agreed and the motion passed.** Jon of Seminole Gate will provide a proposal for the purchase and installation of the four additional cameras. **A motion was made by Cheryl and seconded by Winston to proceed with Seminole Gates proposal for four additional cameras as long as the cost does not exceed \$2,500. All agreed and the motion passed.**

**MINUTES APPROVAL**

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

**ADMINISTRATIVE MOTIONS AND EPM ACTION ITEMS**

- **A motion was made by Cheryl and seconded by Wayne to have Home Encounter give the association a proposal to make the home on Branchwater rent ready. This will happen once the lien foreclosure occurs and if the Certificate of Title is obtained by the association. All were in favor and the motion passed.**
- Management was asked to confirm how many times the Creative World Preschool owners had rented the clubhouse and who was sponsoring them.
- The Board requested management to ask Two Eggs if they know who left the balloons in the clubhouse and for management to check out the video as well.

**MAINTENANCE MOTIONS AND EPM ACTION ITEMS**

- Clubhouse roof repair will be on the June agenda.
- A motion was made by Winston and seconded by Bob to form a landscape committee. Winston and Bob will be on the committee. Five Board members agreed and one abstained. The motion passed.
- Alex from Sunshine Irrigation stated that all irrigation zones were currently in working order.
- The crossing guards stated that Ultimate Image is still doing landscape maintenance at the four way stop during the time the children are crossing there thus posing a potential safety hazard. This is after repeated requests, even a certified letter, from management asking them not to. Winston offered to communicate with Fred, the owner of UIL personally regarding the situation.

The meeting adjourned at 8:20 with a motion from Cheryl