

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

July 11, 2016

The July 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, Brendan Ramirez, Clyde Boutte and Bob Doane in attendance. The management company was represented by Lisa Donohue.

MINUTES APPROVAL

A motion was made to accept the June minutes by Bob and seconded by Brendan. All were in favor and the motion passed.

ADMINISTRATIVE MOTIONS AND EPM ACTION ITEMS

- Management will send a denial letter of the ARB application for shed at 1700 Mahogany.
- Management will inquire with the county if they will provide deer crossing signs where needed in the community.
- **A motion was made by Bob to pursue mediation with owner on Sienna Ct who is conducting a business out of his home and parking commercial vehicles in cul de sac. Winston seconded the motion. Cheryl agreed to go to mediation. All approved and the motion carried.**
- Management to check with Attorney Al Cook regarding the legal definition of commercial vehicles as pertains to the association.
- Al Cook to send letter to CDA giving them 10 days to install repaired camera or formally respond as to why it has not been installed.
- Management will send Electric invoices from Smithson and Irrigation Invoices from Sunshine Irrigation to Sihle Insurance. A claim will be submitted for the lightning strike that damaged the irrigation system.

MAINTENANCE MOTIONS AND EPM ACTION ITEMS

- **A motion was made by Cheryl and seconded by Bob to have UIL mow 1704 Lady Slipper twice per month. All agreed except for one Board member. Motion carried.**
- UIL to be reminded to mow up to property line around the lakes.
- Management to request Smithson Electric to repair light in the middle island and the large parking lot light. Manager will ask for David Blagg, supervisor, to do the work as there is some question regarding the photo cells and wiring of the electricity.
- There is no power to the meter at the irrigation pedestal near Water Hyacinth. Management will contact Duke Energy for repair.
- John Passarella volunteered to inquire from John at Seminole Gate why cameras have still not been installed.

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