

MINUTES OF THE BOARD OF DIRECTORS MEETING
CYPRESS SPRINGS OWNERS ASSOCIATION.
JUNE 12, 2017

The June 12th 2017 Board meeting of the Cypress Springs Owners Association was called to order at 7:02 PM by President Cheryl Hoover. The Board meeting was held at the Cypress Springs Clubhouse. A quorum was established with Cheryl Hoover, Winston Cooke, Brendan Rameriz, Wayne Hunte, Bob Doane, Jon Passerella and Clyde Bouette in attendance. The management company was represented by Lynn Edwards.

MINUTES APPROVAL

A motion was made to accept the May 8, 2017 meeting minutes by Clyde and seconded by Bob. All were in favor and the motion passed.

ADMINISTRATIVE and FINANCIAL MOTIONS AND EPM ACTION ITEMS

- A presentation was given by Angie with Lane Electronics. The Board was presented with a service agreement proposal for \$1000 per year to service the gates and cameras. The Board asked many questions including phone access, quarterly payments and response times. Management was asked obtain an updated proposal to include the above items and then Winston would sign the updated proposal. **Bob made a motion and Winston second the motion to sign the agreement. All in favor and the motion carried.**
- Giselle with GG Fitness gave a presentation to the Board regarding fitness (Zumba) classes at the pavilion. Management was asked to coordinate the first class with Giselle as well as secure the COI, marketing materials, signs and gate access. A start date of June 25 or July 2 was discussed with June 25 being the better of the two. Schedule would be 615 Mondays and 9 or 10 am Saturdays. Signs should say “sponsored by Cypress Springs Owners”. The capacity is 30. Advertising will be done by Giselle on Next Door, and Face book. Management was asked to get her access to the Cypress Springs Owners website.
- Dennis with Last Chace Security gave the security report. Summer schedule is Thursday - Sunday Noon to 8pm. The plexi-glass was vandalized. Wallace brought up several issues with security such as bikes in the pool and a guard that left slightly early causing issues. Also Dennis was asked to try to not use the fans in the pavilion unless necessary and to also patrol the tennis courts more.
- Management was asked to contact Rida Langley with Orange County off duty regarding several cars at Eagles Glenn apparently “exchanging” something.
- Winston gave the financial report and stated the association is under budget. He asked management to work with the CPA on the 2016 audit.
- Management was asked to make sure Larry has 24 hour access to the pool area as he stated his card was not working properly. Management gave him a second amenity card.

- The Board was presented with a proposal from Brite Electric for the Brandy Mill/Duke Energy issue. It was higher than Smithson at approximately \$8900.
- Management was asked to call Stephanie at Duke Energy to see about the meter at Brandy Mill. Management again. We are to state we have a contractor who will run the conduit and ask what Duke would charge to run just the electric through it.
- Management was asked to contact Duke Energy regarding their solar program or brio energy.
- The legal matter at 1721 Cypress Ridge was discussed. Without affidavits from Lisa or the Board, Al Cook believes we will lose the suit. Management was asked to try to find all historical letters pertaining to the suit.
- The violation of a tire swing at 10292 Water Hyacinth was tabled for email discussion.
- The violation time line of 30/15/10 was tabled for email discussion.

MAINTENANCE MOTIONS AND EPM ACTION ITEMS

- Winston gave a landscape update. He was authorized up to \$500 for sod and or dirt to fix several areas by Cheryl.
- Larry gave the Maintenance update. The picnic tables are onsite and sealed properly. Management was asked to order 4 MANCEL Battery electric automatic sensor faucets from Amazon. \$45.32 each.
- Larry was asked to clean around the pumps as they did last year.
- Winston gave the wall update. There will be a walk through with the wall vendor and Winston will send out a notice if anybody wants to go. Winston will be gone 6/30 – 7/10.

The meeting adjourned at 8:25 pm with a motion from Bob. July's meeting will be held on Monday, July 10, 2017 @ 7pm.