

MINUTES OF THE BOARD OF DIRECTORS MEETING  
CYPRESS SPRINGS OWNERS ASSOCIATION.  
JULY 10, 2017

The July 10<sup>th</sup> 2017 Board meeting of the Cypress Springs Owners Association was called to order at 7:16 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, Bob Doane, Jon Passerella and Clyde Bouette in attendance. Wayne Hunte was absent. The management company was represented by Lynn Edwards.

**MINUTES APPROVAL**

**A motion was made to accept the June 12, 2017 meeting minutes by John and seconded by Winston. All were in favor and the motion passed.**

**ADMINISTRATIVE and FINANCIAL MOTIONS AND EPM ACTION ITEMS**

- Winston presented the Treasurer's Report for June 2017 and stated the year to date is under budget by approximately 40K.
- Management was asked to check on the reimbursement checks for Larry and Wallace.
- Management was asked to replenish the Lowe's card for maintenance for \$2K
- Management was asked to obtain the keys from GG Fitness and give back to Winston.
- The Board discussed several plant options and Winston was to look into various entrances and plants that the deer would not eat.
- Cheryl asked the Board for advice on roof patching and ARB approvals. She will take their advice into consideration. 10425 Sable Ridge
- The Board discussed the time to cure on violations and will leave it at 15/15/15.
- The tire swing violation at 10292 Water Hyacinth will remain a violation as the documents state no recreation and sporting equipment will be visible in the front yard.
- Airport towing authorization form was signed by three Board members: Cheryl Hoover, Winston Cooke and Clyde Bouette will be authorized to tow.
- Legal issue of 1721 Cypress Ridge was discussed. Management was asked to contact Attorney Al Cook and advise they will keep their own legal fees and he can pay his own and see if the opposing attorney goes for that. If not, they would like a meeting with Al Cook to discuss options.
- Management was asked to send Duke Energy new keys to get to the meters at the pool and pump that they now say they cannot access. Record the number on the key for reference.
- The Board discussed the lack of names associated with amenity keys as Seminole Access just did a bulk load of all cards without associating names. This item was tabled.
- The Board announced they were changing management companies due to several "frustrations" with EPM Services. They sent a letter to EPM on June 29<sup>th</sup>, 2017

and stated they would like to cancel the contract with their 60 day notice. They expressed confusion and asked Management to send an itemized list of what the \$8400 admin fee entailed (per Brad's email). Management was asked to set up a conference call between the Board and Attorney Al Cook. **Cheryl Motioned and Winston second the motion to continue with the plan to cancel the contract. All in favor and the motion passed.**

- The Board discussed the 1721 Cypress Ridge situation and the possibility of losing the counter suit and paying \$3700 attorney fees. They discussed this is the fault of EPM Services for not signing the affidavit and would possibly ask EPM to pay that should they lose the lawsuit.
- Management was asked to contact the County and report 1607 Sienna Court for running a business out of their home. Hogan Landscape is the name of the company. The letter should come from Cheryl and Winston and not EPM or Management.
- Management was asked to report the Motorcycle business operating out of his garage on Satinwood.

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

- The Maintenance Report was given by Larry. There was vandalism at Cypress Green and Eagles Glen entrance signs. He is trying to reproduce the letters that were stolen.
- Management was asked to discuss this with Dennis Last.
- Bob reported the Tennis Court Gate is not working properly and Larry will take a look at it.
- Management was asked to discuss the 8 foot canopy of trees with Fred (Ultimate Image).
- Clyde suggested the association consider changing the signs at the entrances to be more in harmony with the new wall.

The meeting adjourned at 8:25 pm with a motion from Cheryl .The next Meeting will be held on Monday, August 14, 2017 at 7pm.