

MINUTES OF THE BOARD OF DIRECTORS MEETING  
CYPRESS SPRINGS OWNERS ASSOCIATION.  
AUGUST 14, 2017

The August 14<sup>th</sup> 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, Brendan Rameriz, Bob Doane, Jon Passerella, Wayne Hunte and Clyde Bouette in attendance. Winston Cooke was absent. . The management company was represented by Lynn Edwards.

**MINUTES APPROVAL**

**A motion was made to accept the July 10, 2017 meeting minutes by Cheryl and seconded by Bob. All were in favor and the motion passed.**

**The Proof of Notice was signed by Cheryl.**

Off Duty Report:

- Rida Langley with the Orange County Off Duty Patrol reported: 81 calls for service were received but only 3 reports were filed. Rida advised the Board to report the stolen letters off the signs at Cypress Green and Eagles Glen as vandalism. The Villas reported 2 stolen vehicles and Rida was asked to have extra patrol in that area.

Treasurer's Report:

- The Board was presented with the financial report for July 2017. The Treasurer's Report was tabled in Winston's absence.

Committee Reports:

- Landscape and Maintenance report was given by Larry.
  - Wallace and Larry have been working on killing vines by the irrigation pumps. They fixed the fence by the tennis court. Larry is going to secure it with some plywood and stakes. Larry is also going to contact Sam's Tree Service regarding raising the canopy to 8 feet as the landscape company said it is out of their scope.
  - Management was asked to call the pond company again as the light is working but the fountain is not.
  - Larry was asked to look at the ruts caused by the new wall up at the beginning of Phase I.
- ARB Report was given by Cheryl
  - Cheryl asked management to coordinate a call/email between Cheryl and Marcus to address the wooden fence that was just put up and the transition. Cheryl approved it but the Board does not like the look.

Manager's Report was given by Lynn

- Legal issue of 1721 Cypress Ridge was discussed. The Board was advised that attorney Al Cook has 30 days to respond to the offer from Mr. Rudisill's attorney to pay all of the association legal fees as well as 50% of Mr. Rudisill's which is \$1862. Al Cook wants another attorney to look at the case. The Board asked management to ask Brad to pay the \$1862 and get the case settled. The Board was advised that the affidavit from former Manager Lisa Donohue was obtained. **Clyde motioned and Wayne second the motion that if EPM would pay the \$1862, the Board would settle the case.**
- Three addresses were approved to send "intent to lien" letters due to collections. Blue Fox, Branchwater and Sailaway Lane were approved. **Bob motioned and Clyde second the motion. All in favor and the motion passed.**
- Attorney Al Cook's status was discussed and the Board advised they have not had time to look for another attorney so current matters are to be discussed with Attorney Al Cook until another attorney is selected.
- The Board was provided with a current violations list of 6 pages.
- The Board was advised that EPM Services will now do two inspections per month.
- The new EPM Management agreement was signed. **Cheryl motioned and Clyde second the motion to accept the EPM contract. All in favor and the motion passed.**

Old Business

- Wall Update was given by Tom with FWC. They hit fiber optics 2 feet down when digging holes for poles.
- They did do a locator for lines but they do it as they go.
- Area 5 is a potential big problem as the irrigation main lines are there.
- If the Board decides to move the wall forward, this would require a motion as this action gives homeowners 6 to 8 inches of association "land" which could also be County utility easement.
- Management was asked to check with Attorney Al Cook and ask an option of what to do to give the land to homeowners, if they can do it and how to gain approval from the County.
- Alex visited section 4 with Tom and discovered several trees in the way.
- The Board was asked to walk the fence line and the date of Monday, August 21, 2017 at 9 am was established to allow for Winston's return.
- FWC was advised that irrigation was busted at the beginning of the project and he was unaware. He was also asked to remove the old panels quicker and to not allow his crew to park on the grass.
- The Board already approved \$5K additional for hand-digging holes and is prepared to sign the \$10K additional for hand-digging holes once the irrigation repairs are addressed.

### New Business

- Larry was asked to look at the lights out at the sign by Deer Lakes
- Management confirmed Duke Energy was notified of the lights out between the two Water Hyacinth Street intersections.
- Management advised the Board that the October meeting will be noticed as the annual meeting as well as the budget adoption meeting.

The meeting adjourned at 8:30 pm with a **motion from John and second by Cheryl** .The next Meeting will be held on Monday, September 11, 2017 at 7pm.