

MINUTES OF THE ANNUAL & BOARD OF DIRECTORS MEETING
CYPRESS SPRINGS OWNERS ASSOCIATION.
OCTOBER 9, 2017

The October 9, 2017 Annual 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 of the membership was **not** established with 58 proxys received and 20 homeowners present. Therefore a Regular Board meeting and Budget adoption meeting was called to order by President Cheryl Hoover. A quorum was established with Cheryl Hoover, Winston Cooke, Bob Doane, Jon Passerella, Wayne Hunte, Clyde Bouette and Brendan Ramirez in attendance. The management company was represented by Lynn Edwards.

MINUTES APPROVAL

A motion was made to accept the September 12th, 2017 meeting minutes by Clyde and second by John. All were in favor and the motion passed.

The Proof of Notice was signed by Cheryl.

Cheryl made a motion and Winston second the motion that Clyde serve as the Vice President. Clyde accepted the nomination. All in favor and the **motion passed.**

Clyde made a motion and Winston second the motion that Cheryl serve as the President of the association. Cheryl accepted the nomination. All in favor and the **motion passed.**

Cheryl made a motion and Clyde second the motion that Winston serve as the Secretary/Treasurer of the association. Winston accepted the nomination. All in favor and the **motion passed.**

Cheryl made a motion and Winston second the motion that John serve as a director of the association. John accepted the nomination. All in favor and the **motion passed.**

Cheryl made a motion and John second the motion that Bob serve as a director of the association. Bob accepted the nomination. All in favor and the **motion passed.**

Cheryl made a motion and Clyde second the motion that Brendan serve as a director of the association. Brendan accepted the nomination. All in favor and the **motion passed.**

Cheryl made a motion and Winston second the motion that Wayne serve as a director of the association. Wayne accepted the nomination. All in favor and the **motion passed.**

Treasurer's Report:

- The Board was presented with the financial report for September 2017. Winston noted Hurricane Irma caused the association to take over \$10,000 out of contingency.
- Winston reported the new wall was going to take approximately \$50,000 for hand digging holes. The wall may come to be \$32,000 over budget.
- The board discussed anti- graffiti sealer but this item was tabled.

- The Board discussed \$2500 annual insurance increase due to the new wall but felt this was necessary.
- Winston presented the 2018 Budget draft that he had prepared. The Board was advised that the homeowners quarterly assessments would go up to \$154 per quarter and the Villas would go down to \$95 per quarter. Cheryl motioned and Bob second the motion to accept the 2018 Budget as written. All in favor and the **motion passed.**
- Winston motioned and Cheryl second the motion to accept the A Competitive proposal of \$30,000 to trim the trees and address 9 pine trees according to their written proposal. This does not include sod or backfill. All in favor and the **motion passed.**
- The playground was discussed for 2018. There is \$20,000 in reserves but this is still short. This item was tabled.

Committee Reports:

- Landscape report was given by Winston
 - Management was asked to contact the pressure washing company and get a start date.
- The Maintenance report was given by Larry
 - Larry replaced the flag due to the storm
 - Larry wants to meet with Duke energy when they are on property regarding the power shortage at the pond pump.
 - Management was asked to contact Gilman Pools regarding the inside pool lights being out.
 - Larry reported there are letters missing from the signs at the Meadows.
 - Management was asked to get with A Competitive Tree and see if they would use their cherry picker/lift to adjust the 1st light on the right by the tennis court.
- ARB Report was given by Cheryl
 - Cheryl mentioned solar panel requests are coming in and she will not deny as this is a law.
- Mangers Report was given by Lynn
 - The Board was advised that 3 attorney packets were forwarded and a new attorney should be chosen soon. This item was tabled.
 - Cheryl motioned and Bob second the motion that management should send a letter to 1907 Turtle Creek's neighbor advising them to remove the sod they placed in the easement as it is interfering with draining. They have 30 days to cure the issue or the association in conjunction with Orange County will take measures to remove it. Cheryl would like to approve the letter. All in favor and the **motion passed.**
 - Management was asked to call 1743 Mahogany about their sod violation. Use Seville grass.
 - Management was asked to send violations to people with fencing and other building materials on top of debris at the curb as this will not be picked up.

Old Business

- Management was asked to check with Competitive Tree Service and see if they can remove the tree on Sable Ridge that is falling.

New Business

- Management was asked to find out how much money was spent on Christmas decorating last year and which GL. Clyde motioned and Bob second the motion to spend \$2,000 on Christmas decorations and Marjorie will purchase. All in favor and the **motion passed.**
- Management was asked to check with off-duty officer, Rida regarding the police in boats and along Cypress Springs Pkwy.

The meeting adjourned at 8:21 pm with a **motion from Cheryl.** The next Meeting will be held on Monday, November 13th, 2017 @ 7pm in the pavilion.