

MINUTES OF THE ANNUAL & BOARD OF DIRECTORS MEETING  
CYPRESS SPRINGS OWNERS ASSOCIATION.  
NOVEMBER 13, 2017

The November 13, 2017 Board of Directors meeting of the Cypress Springs Owners Association was called to order at 7:05 PM by President Cheryl Hoover. The Board meeting was held at the Cypress Springs Clubhouse. 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 October 9th 12th, 2017 meeting minutes by Bob and second by John. All were in favor and the motion passed.**

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

Treasurer's Report:

- Winston reported on the October 2017 financials. He stated the association was in "good shape".

Committee Reports:

- Landscape report was given by Winston
  - Cheryl motioned and Clyde second the motion to approve the fill dirt proposal from Ultimate Image for \$17,446.00. All in favor and the motion carried. Cheryl signed the proposal. Management was asked to contact the Ultimate Image and give them authorization.
  - Cheryl motioned and Winston second the motion to approve the mulch proposal from Ultimate Image for \$18,225.00. All in favor and the motion passed. Management was asked to contact Ultimate Image and give them authorization.
  - Management was asked to pay the remaining balance to Florida Wall Concepts of \$58,244.89 and code it to Wall GL5537.

The Maintenance report was given by Larry

- Larry replaced the 8 missing letters that were stolen off the sign.
- Management was asked to set up another service call with Duke Energy regarding Brandy Mill power problem
- The tree trimming has been started.
- Management was asked to check on the pine tree on the island in the upper level.
- Management was asked to let Two Eggs Janitorial know to clean the perimeter of the pavilion.
- Management was asked to get Lane Electronics to check on the Tennis Court gate.
- Management provided the Board with a proposal from an LED/Solar company to replace the lights at the pavilion, pool and parking lot.

Management to follow up and obtain a proposal from them on the Brandy Mill problem. This item was tabled pending more discussion.

ARB Report was given by Cheryl

- The Board discussed the ARB application and the possibility of requiring the owner/requestor to check off that they discussed the project with their neighbors and gained approval. Management was asked to place the check box on the form. This item will be on the December agenda.
- The easement dispute on Turtle Creek was discussed. Both homeowners were present and provided surveys of their property. There is a conflict in the surveys. The Board directed both parties to mediation and on the advice of counsel, will not intervene in the homeowner dispute. Once the boundary and easement are clarified, the Board acknowledges that they are responsible for the easement and will insure it is properly draining according to Orange County guidelines.

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 again.
- The issue of back yard maintenance was discussed. A homeowner on Satinwood dropped off a packet and pictures for Board review. Management advised that they do not go into the yards of homeowners and this is considered trespassing. Further, the Board was advised against getting involved in homeowner disputes. This item was tabled.

Old Business

- Christmas decorations were discussed. Last year the decorations were stolen and vandalized. Marjorie suggested to decorate the pavilion only – where there are cameras. She had a few “ideas” she sent to the Board. The budget is about \$2500. The Board and Larry and Wallace will meet on Saturday 12/2/17 at 10 AM and do the decorating.

New Business

- Brendan discussed the playground and the proposal from Creative Playthings. Management was asked to invite them to the December meeting or the 12/2/17 decorating event to discuss options.
- Winston advised that he spoke with Fred with Ultimate Image regarding the annuals. Management was asked to follow up and make sure Fred knows the 4-way stop is done and poinsettias or other “deer proof” plants are needed. Budget \$2500.

Open Floor

- 10501 Marsh Cove owner discussed a fence and irrigation issue regarding the new wall. He exchanged phone numbers with Wallace to coordinate the fence effort.
- Cheryl will approve the open ARB on Branchwater as the two homeowners were in attendance and have come to an agreement.

The meeting adjourned at 8:27 pm with a **motion from Winston**. The next Meeting will be held on Monday, December 11<sup>th</sup>, 2017 @ 7pm in the pavilion.