

MINUTES OF THE BOARD OF DIRECTORS
CYPRESS SPRINGS OWNERS ASSOCIATION.
APRIL 9, 2018

The April 9, 2018 Board of Directors 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, Bob Doane, Brendan Ramirez, Jon Passerella, Wayne Hunte, Winston Cooke and Clyde Bouette present. None were absent. The management company was represented by Lynn Edwards of Home River Group.

The Proof of Notice was signed by Cheryl Hoover, President.

MINUTES APPROVAL

A motion was made to accept the March 12, 2018 meeting minutes by Clyde and second by Bob. All were in favor and the motion passed.

Presentation:

Susan Makowski gave a presentation as she is running for the Orange County Commissioner seat on August 28, 2018

Treasurer's Report:

- Winston gave a financial update and indicated the association was in good shape and almost \$28K under budget according to the March 2018 financial package.
- Management provided the Board with a collections report and asked if the Board would approve cleaning up the balances for \$10 and under. Winston would like to come to the office and go over the report with accounting first.

Committee Reports:

- Landscape report was given by Winston.
- Maintenance report was given by Larry.
 - Management was asked to contact Gilman pools regarding the broken light in the pool.
 - Management was asked to contact the County regarding the scum in the pond on the corner of Water Hyacinth and Cypress Springs Parkway.
- ARB report was given by Cheryl
 - The home on Spring Buck with the shed and fence issue was discussed. The owner was present and advised they are putting up the 6 foot fence.

Mangers Report was given by Lynn

- Management advised Altech Electric was not returning calls and suggested we try to bid out the LED light installation again.
- Management advised 99 violations were issued in March.
- Management advised the legal report was received from attorney Al Cooke and all ledger requests and authorization for foreclosures were sent according to association documents.

Wall Update was given by Winston and Cheryl

- Winston and Cheryl met with Florida Wall and came to an agreement that Florida Wall will paint the front side of the wall one more time.
- Management was asked to cut the final check and give it to Winston so that he can hand it to Florida Wall when they do the painting.

Old Business:

- Signs were discussed. The signs are ready for pick up at Fast Signs but we are waiting on the verbiage for the amenity registration signs. The Board would like to use two formats: One for the Villas and one for Cypress Springs 1. “Recreational Access Card must be registered with management” by (date) a date that is 30 days after the email blast goes out. Provide Name, address and card # to CypressSprings@homeriver.com .
- The Board asked Management to invite Jason Martel (attorney) to next meeting or a special meeting of just the Board to discuss using him as their new attorney.
- Last Chance Security will start May 1, 2018 on Friday, Saturday, Sunday and Monday from 12noon – 8pm.

New Business

- Bob motioned and Clyde second the motion to allow Giselle to add on a Yoga on Thursdays at 6:15 pm. All in favor and the motion passed. No kid classes and nothing in the pool was approved.

Open Floor

- Jon mentioned excessive Garage Sales reported on Terra Cotta.
- Brendan asked management to check up on the Eco-Tek landscape business being ran out of the home on Water Hyacinth. Cheryl stated to call 911 and see if it is a safety hazard with the obstruction of traffic flow.

The meeting adjourned at 8:16 pm with a **motion from Cheryl**. The next meeting will be held on Monday, May 14th, 2018 @ 7pm in the pavilion.