

MINUTES OF THE BOARD OF DIRECTORS
CYPRESS SPRINGS OWNERS ASSOCIATION.
DECEMBER 10, 2018

The December 10, 2018 Board of Directors meeting of the Cypress Springs Owners Association was called to order at 7:03 PM by President Cheryl Hoover. The Board meeting was held at the Cypress Springs Clubhouse. A quorum was established with Cheryl Hoover, Winston Cooke, Wayne Hunte, Clyde Bouette and Shawn Wethington present. Bob Doane John Passarella 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 November 12, 2018 meeting minutes by Clyde and second by Cheryl. All were in favor and the motion passed.

Sihle Insurance Report:

- Lou Biron with Sihle Insurance gave the Board a report on the associations insurance renewal policies. He stated the premiums were slightly lower than last year but does expect an increase in the Directors and Officers policies next year.
- Lou stated all polices are now prorated and set to renew every December going forward. Cheryl motioned and Shawn second the motion to accept the insurance renewals as presented and approved \$16,327.55. All in favor and the motion passed.
- Flood insurance was discussed and is optional coverage. Lou suggested the premium would be approximately \$1000 per year.
- The playground would have to added on to the policy once completed and the premium estimated at \$750 per year.

Treasurer's Report:

- Winston gave a financial update through November 30, 2018. He indicated the association was approximately \$50,000 under budget. Management advised the income statement and balance sheet in the Board packets were drafts only.

Committee Reports:

Landscape report was given by Winston.

- Phase III is not complete, and Winston will do a walk through with Arroyo Wednesday. Mulch will wait until 2019.
- Clyde mentioned dead grass on the parkway and Winston will check on this.
- The dead pine trees were discussed and management informed the Board the County wants an \$80 open permit to keep removing the infected trees. This will also allow the County to follow up. Management was asked to complete the permit and continue to work with Orange County Extension for a solution.

Maintenance report was given by Larry.

- Larry reported that he needed a few more extension cords to finish the Christmas lights at the front entrance.
- Management was asked to replenish Larry's Lowe's card.
- Management was asked to let Two Eggs know to not move the pool furniture until after the Christmas lights are put away. This will be the first or second week of January.

ARB report was given by Cheryl

- Cheryl reported all ARB requests are approved and there are no open requests at this time.

Manager's Report was given by Lynn

- Management provided the report for December 2018 in the Board packets.
- Violations were discussed, and report provided. Management continues to inspect the property twice per month as contracted.
- The Legal Report from Al Cook was not
- The Legal Report from Martel and Ozim was not available but the attorney opinion regarding towing from a driveway or County street was included in the Board packets.
- Management asked for clarification on waiving fees on a case by case basis if owners committed to going on ACH. The Board would like to continue discussions but asked management to find out if there is a way to track if a fee has been waived and then the person goes from ACH payments back to checks.

Old Business:

- No old business was discussed

New Business

- Keeton's Coatings proposed \$9,500 to fill in cracks and repaint the pool deck. This discussion was tabled but the Board mentioned this would be good to do while the pool is closed for the winter.
- Management was asked to see if Rick with RGA Company could fix the crack between the pavilion deck and the pool deck. Larry might be able to fix it with some kind of sealant also.

Open Floor

- The meeting adjourned at 7:42 pm with a **motion from Cheryl.**

The next meeting will be held on Monday, January 14, 2018 @ 7pm in the pavilion