

MINUTES OF THE ANNUAL & BOARD OF DIRECTORS MEETING
CYPRESS SPRINGS OWNERS ASSOCIATION.
FEBRUARY 12, 2018

The February 12, 2018 Board of Directors meeting of the Cypress Springs Owners Association was called to order at 7:00 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 and Winston Cooke present. Clyde Bouette was absent. The management company was represented by Lynn Edwards of Home Encounter.

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

MINUTES APPROVAL

A motion was made to accept the January 8, 2018 meeting minutes by Brendan and second by Bob. All were in favor and the motion passed.

- Off-duty Sherriff's officer was present in Rida Langley's absence and gave an update of the tennis court vandalism, villa parking, Eagles Glen park bench issues and patrol.

Treasurer's Report:

- Winston gave a financial update and stated there was over \$427,000 in the operating account. This number will go down as assessments were just paid.
- Winston provided a line by line itemization for the reserves and provided the Board with a spreadsheet.
- Winston asked management to send the engagement letter from Cole and Associates or another CPA to begin the compilation and tax returns for 2017.
- Winston stated GL4050 for Insurance would be increased due to the new wall. Winston and management are to meet Lou Biron with Sihle on Friday 2/16/18 to go over the schedule of Property.
- Winston motioned and Cheryl second the motion to use Winston's reserve study and not use an outside company for a formal reserve study. All in favor and the motion passed.

Committee Reports:

- Landscape report was given by Winston

The Maintenance report was given by Larry

- Larry stated there were 3 lights out in the pool. Management will call Gilman Pools.
- Larry fixed the concrete by the tennis courts as well as the picnic table. Management forwarded to the insurance adjuster to close the file.
- Larry stated the camera at Deer Lakes is working great and dumping has slowed down in that area.
- Larry fixed the lights in the island.

ARB Report was given by Cheryl

- The Board was provided with an ARB report dated 1/1/18 – 1/31/18. All applications have been approved by Cheryl approved the shed that is 8 x 6. It does not show over the 6 foot fence.

Mangers Report was given by Lynn

- Management advised the DVR for the cameras was replaced by AT and T and the internet is back up.
- Management reported that 10250 Water Hyacinth was reported to the DPBR for running a landscape business out of their home.
- GreenMax replied that the lights should be delivered early March. Management will then contact Altech Electric to get them installed.
- The “no trespassing” signs and street name signs were put on hold until a street name is chosen.

Wall Update was given by Winston.

- Painting the wall was discussed. The Board expressed their disappointment with the painting job from Florida Wall Concepts. Winston offered three options: 1) to paint it the same color with a satin base; 2) leave it alone; 3) paint it one shade darker. The board agreed to have Billy paint it one shade darker.
- The Board stated the association would be responsible for the outside and homeowners could paint the side facing their home any color they wished.
- Winston is still holding the final payment to Florida Wall Concepts until the sub-contractors are paid, permits closed and the paint job is acceptable.

Play Ground update was given by Brendan

- The estimated budget is still 70K – 80K
- Brendan stated \$6K would be added for benches, trash cans and other needed items. This does not include the fence.

New Business

- Cindi, a homeowner and realtor from Cypress Springs II addressed the Board regarding sharing some community events. She would like to use the pavilion and asked for some sponsorship.
- The Board advised the association makes money on renting the space and were reluctant to lose revenue. The Board also advised there was a misconceived notion that CSII could use the amenities of CSI. This item was tabled.
- Last Chance Security was discussed. There will be a \$1 per hour increase (to \$17 per hour) this year which the Board was okay with. Management was asked to make sure Last Chance can do Spring Break week for 8 hours and then start on May 1st, 2018.
- The renaming of Cypress Springs Parkway was discussed. This would be the road from Dean to the dead end. The Board likes Cypress Springs Circle but 911 would not approve anything with Cypress Springs. Management was asked to contact 911 and find a suitable name. The Board mentioned the possibility of renaming the parking lot and entrance its own name.

- Open Floor
- 1979 Branchwater Trail has a dog running loose. Homeowner will send management a picture for a violation letter.

The meeting adjourned at 8:03 pm with a **motion from Cheryl**. The next meeting will be held on Monday, March 12th 2018 @ 7pm in the pavilion.