

MINUTES OF THE ANNUAL & BOARD OF DIRECTORS MEETING
CYPRESS SPRINGS OWNERS ASSOCIATION.
JANUARY 8, 2018

The January 8, 2018 Board of Directors meeting of the Cypress Springs Owners Association was called to order at 7:01 PM by President Cheryl Hoover. The Board meeting was held at the Cypress Springs Clubhouse. A quorum was established with Cheryl Hoover, Bob Doane, Clyde Bouette and Brendan Ramirez, Jon Passerella, Wayne Hunte and Winston Cooke present. None were absent. The management company was represented by Lynn Edwards.

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

MINUTES APPROVAL

A motion was made to accept the December 11, 2017 meeting minutes by Clyde and second by Bob. All were in favor and the motion passed.

Treasurer's Report:

- The Board was presented with December 2017 financials. The Treasurer's Report was given by Winston. Winston indicated there was \$382,270.89 in the operating account and he wants to keep it above \$300,000. Winston stated there was \$156,000 in Reserves and all was in god shape.
- Winston stated he would provide a line item breakdown of the reserves in the next meeting.
- Winston stated there was over \$13,000 in legal expenses.
- Winston stated GL4050 for Insurance was up and going up more because of the liability of the accident at the pool and the cost of the Wall.
- Winston stated that pine tree removal in 2018 will be a big expense but it needs done.
- Winston stated they purchased a camera for Deer Lakes to watch for dumping of garbage.
- Winston stated the 2018 assessments went up about 5%.
- Winston noted a \$77,000 loss for 2017 but it was expected and the association is okay financially.

Committee Reports:

- Landscape report was given by Winston

The Maintenance report was given by Larry

- Larry agrees that the paint job on the new wall is not acceptable. He would also like sod up to the wall. Cheryl explained they are going to see if the St. Augustine grass "runs" up to the wall before paying money to re-sod.

- Larry brought a picture of 10779 Spring Brook and indicated there is a tree that Sam needs to look at taking down or chopping off. Management was asked to contact Competitive Tree to get a proposal.
- Larry gave management a proposal from Competitive Tree for \$450 for 10725 Spring Buck. Cheryl approved it as this is under her \$500 floor limit. No Board vote was taken.
- Larry met with Stephanie with Duke Energy and is waiting on her to contact management with options for Brandy Mill. Until then, the solar for Brandy Mill is tabled. Larry thinks they can go under Brandy Mill and come off of a pedestal or a light pole but Stephanie has to confirm. Management was asked to contact Stephanie.

ARB Report was given by Cheryl

- The Board was provided with an ARB report dated 12/1/17 – 12/31/17. All applications have been approved by Cheryl except one which is for a shed that is 8 feet tall. Cheryl ask the Boards advice. Management was asked to check association documents and see if this is permitted.

Mangers Report was given by Lynn

- The Board was presented with 4 homeowners that need Board Approval to be turned over to the attorney for collections. The Board advised management that they have a “standing order” with EPM Services that any homeowner who fits the criteria is to be turned over to the attorney and they do not want to approve them every time.
- Management asked about the Fitness classes and was advised the Zumba and Yoga could stay on the schedule but Giselle is to teach them. If another instructor teaches them, Giselle is responsible.
- Management advised the Board that they need to make a decision regarding the association attorney. Management was asked to forward a copy of the attorney comparison spreadsheet again to the Board.

Wall Update was given by Winston.

- Winston stated the wall was \$202,000. The association was charged \$250 per hand dug hole. The association owes Florida Wall Concepts \$27000 but three things need to happen before this can be paid.
 - They still need to pay and close the permits
 - They still need to paint/repaint to Board satisfaction
 - They still need to release the liens. (2)
 -

Play Ground update was given by Brendan

- The estimated budget is \$75,000. Brendan discussed the insurance agents’ suggestion to keep the playground “closed off” from the pool for liability reasons.
- The Board asked Brendan to come up with a total cost estimate to include the playground structure, insurance, fence, access cards lights and other necessary items for the March meeting.

New Business

- Winston asked about this year's Christmas lights and the possibility of decorating committee's for each neighborhood. There were some complaints the front entrance and neighborhoods were not decorated.
- LED Lights were discussed. Management was asked to get a proposal to add one more light and pole for the playground. Brandan motioned and Bob second the motion to authorize the payment to GreenMax for the fixtures and Altech for the electrical contracting not to surpass \$12,000. All in favor and the motion passed.
- Bob brought up vandalism at the tennis court and the video and pictures available. Children have been seen with a stick vandalizing the access box as well as "sitting" and vandalizing the tennis net. Bob asked for permission to replace the net and this was granted by Cheryl.
- Management was asked to contact off duty officer Rida Langley to discuss the vandalism.
- Management was asked to contact Orange County and see what the actual street names are for Cypress Springs Parkway and Cypress Springs Parkway South. They would like to know what the clubhouse address is.
- Management advised the Board that AT and T would be running fiber lines in the Spring in 3 of the neighborhoods.
- Management was asked to check the association documents regarding pressure washing and home owner responsibility.

Open Floor

- Homeowners representing 1907 and 1913 Turtle Creek were again present at the meeting and presented the Board with surveys indicating their lot lines. These homeowners are disputing the boundaries and asked the Board to intervene. Clyde and Cheryl explained the associations position, again as they advise these homeowners to go to mediation and the association has no authority to settle homeowner boundary disputes. This is on the advice of their attorney, Al Cook.

The meeting adjourned at 8:16 pm with a **motion from Cheryl**. The next meeting will be held on Monday, February 12th 2018 @ 7pm in the pavilion.