

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

The July 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, Winston Cooke, Wayne Hunte and Jon Passerella present. Brendan Ramirez and Clyde Bouette 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 June 11, 2018 meeting minutes by Bob and second by Wayne. All were in favor and the motion passed.

Treasurer's Report:

- Winston gave a financial update through June 2018. He indicated the association was under budget by about \$50,000.
- Management presented the Board with a form from Iberia Bank and Cheryl signed it. This was to close the savings account and move money.

Committee Reports:

Landscape report was given by Winston.

- Winston updated the Board on the progress of the Landscape Proposal project. Florida Commercial Care sent their proposal in at \$8557 per month. The other four proposals are not in yet. Winston, Bob, Clyde and Lynn will meet to go over the proposals and select a landscape company or stay with Ultimate
- Management was asked to ask proposing vendors to include all 17 lakes even though they are County responsibility, the landscape company sometimes mows.
- Management asked Winston if the notice was given to Ultimate Image to go on a month to month contract until the comparison was made. Winston stated he did give the notice to Fred verbally.
- Winston placed Blue Daze at all neighborhood entrances except the main entrance and Cypress Green. He wanted annuals there and want them to match.
- Winston provided the Board with an updated clubhouse rental agreement which added security and stated the restriction regarding bounce houses and animals. The Board is to vote on this via email and ratify at the next meeting.
- A homeowner asked about backfill around the new Wall and was advised he would pay for the sod/dirt and submit invoices to management for reimbursement.

Security Report was given by Rida Langley

- Rida gave the May – July report from Orange County Sheriff's off duty patrol and there were 2 violent crimes reported for CSOA.

- Rida informed the Board that hoping the fence is not a trespass unless there is damage. She advised to call 911 if there is damage or the event is in progress. After the fact events should be called into Orange County non-emergency.
- Management was asked to follow up with Rida regarding the car in the lake on 6/29/18.
- Rida was asked to allow cars 48 hours to move and if not, she should contact the owner and explain they could be towed.

Maintenance report was given by Larry.

- Larry fixed the ¼ moon fence by the pond
- Gary painted some picnic tables
- Management was asked regarding the solar lights at Brandy Mill
- The pool deck concrete repair was tabled again but Winston asked management to send him the RGA Concrete proposal again.

ARB report was given by Cheryl

- There are no open ARB requests.

Mangers Report was given by Lynn

- Management provided the report for July 2018 in the Board packets.
 - Amenity Card collections ongoing
 - Brandy Mill solar lights ordered 2 weeks ago from Greenwise.
 - Landscape proposals ongoing
 - Duke meter at Brandy Mill closed account
- Violations were discussed, and report provided. Management continues to inspect the property twice per month as contracted.

Old Business:

- Playground- this item was tabled in Brendan's absence

New Business

- Cheryl announced Brendan can no longer serve on the Board due to scheduling conflicts and opened the floor for nominations. Cheryl nominated Shawn Wethington of Blue Fox Court. Shawn Wethington accepted the nomination. Cheryl motioned and Bob second the motion to add Shawn Wethington to the Board of Directors for Cypress Springs Owners Association. All in favor and the motion passed.
- Management was asked to send all necessary documents to Mr. Wethington.

Open Floor

- Cheryl opened the floor to homeowners present and Marge asked all home owners to call 311 and request the County to do curbside tree trimming up to 12 feet before the hurricane season.

The meeting adjourned at 7:53 pm with a **motion from Winston.**

The next meeting will be held on Monday, August 13, 2018 @ 7pm in the pavilion.