

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

The March 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, Winston Cooke and Clyde Bouette present. None were 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 February 12, 2018 meeting minutes by Winston and second by Clyde. All were in favor and the motion passed.

Treasurer's Report:

- Winston gave a financial update and indicated the association was in good shape and almost \$20K under budget.
- Management advised the February 2018 Financials in the Board packets were changed slightly by Winston and Winston had reviewed the correct financials via email.

Committee Reports:

- Landscape report was given by Winston. He indicated he checked the issue with Eagles Glen and it looked good.
- He authorized Marcus with Ultimate Image to slowly remove the moss and dead plants.
- Winston motioned to approve the \$5160 proposal from Ultimate Image for trees and Flax lilies. Winston withdrew the motion.
- Winston motioned to accept the proposal to do the flax lilies and grass but not the trees if under \$2000. John second the motion. All in favor and the motion passed.

The Maintenance report was given by Larry

- The lights in the pool are now accessible and Management was asked to contact Gilman Pools to come back out and fix them.
- The drain in the pool is loose again and management was asked to have Gilman pools come out again. Also, the water level is low again.
- The trees by the Villas need trimmed and Wayne will contact their management company to do it.
- Management was asked to contact Lane Electronics to change the bathroom access to be separate from the gate access. People should have to swipe in when they need to use the bathrooms.
- Management was asked to contact a locksmith about the ladies room door. It does not latch.

ARB Report was given by Cheryl

- The Board was provided with an ARB report dated 2/1/18 – 2/28/18. All applications have been approved by Cheryl approved

Mangers Report was given by Lynn

- Management advised the 2017 Compilation letters were signed and the CPA was working on the file.
- Management advised Last Chance Security will be onsite from March 17 – 25 for Spring Break. They will be 11 -7. May 1st, 2018 they begin 11 -7 Friday, Saturday, Sunday and Monday .
- Management was asked to forward the attorney marketing packets again
- Management was asked to contact Alltech Electric for LED Installation.
- Management presented the Board with a ledger shot of a home on Cypress Ridge Drive that has not paid assessments due to the closing company not sending closing documents. The Board advised if he caught up his assessments, they would split the late and delinquent fees 50/50 with him.

Wall Update was given by Winston.

- Winston is still holding the final payment to Florida Wall Concepts until the paint job is acceptable. Management advised FWC still has a lien on the property.

Old Business:

- Signs were discussed. Now that the road is being renamed to Cypress Pavilion, management was asked to order signs. “No Trespassing” x 2; “Under Surveillance” x 2 and “Cypress Springs 1” to add to the top of the existing tennis court sign.
- Management was asked to contact Attorney Al Cook to see if the association can place the pictures of the juveniles vandalizing the common areas on the bulletin board.

New Business

- Bob presented the Board with a proposal from Advantage Tennis Courts to resurface the courts. \$8963.00. This item was tabled until Bob can obtain more proposals. Management was asked to forward contacts to Bob.

Open Floor

- Management was asked to contact Orange County off duty and report the unsafe conditions at Cypress Springs II pool and playground area.
- A homeowner gave management the number of Greater Orlando Landscape 407-808-2376 Bill Austin

The meeting adjourned at 8:26 pm with a **motion from Bob**. The next meeting will be held on Monday, April 9th, 2018 @ 7pm in the pavilion.