

MINUTES OF THE BOARD OF DIRECTORS
CYPRESS SPRINGS OWNERS ASSOCIATION.
APRIL 8, 2019

The April 8, 2019 Board of Directors meeting of the Cypress Springs Owners Association was called to order at 7:18 PM by President Cheryl Hoover. The Board meeting was held at the Cypress Springs Clubhouse. A quorum was established with Cheryl Hoover, Wayne Hunte, John Passarella, Clyde Bouette and Shawn Wethington present. Winston Cooke and Bob Doane, 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 March 11, 2019 meeting minutes by Clyde and second by Shawn. All were in favor and the motion passed.

Treasurer's Report:

- Lynn gave a financial update through March 31, 2019 and stated the association is under budget. The board was provided with the Balance sheet and Income statement in the Board packets.

Committee Reports:

Landscape report was given by Lynn in Winston's absence.

- The Board was advised that Phase IV was complete on Friday 4/5/19. However, a final walk-through with Arroyo Landscape, Winston and Lynn is scheduled and invoices will not be paid until all items are inspected and checked off.

Maintenance report was given by Larry.

- Larry reported he met with Orange County and the digital speed indicator sign is in place for 30 days
- Larry reported he was frustrated that Duke Energy rescheduled their representative twice and he still was unable to meet with them to determine the needs of the meter box at Bran Mill entrance.
- Larry stated he fixed the leak at the clubhouse by the water fountain and stated it was Two Eggs Janitorial and their hose that caused the water to run under the wall.

ARB report was given by Cheryl

- A recent ARB report was provided to the Board in the Board packets.

Manager's Report was given by Lynn

- Management provided the report for April 2019 in the Board packets.
- Management continues to inspect the property twice per month as contracted.

- The Board was briefed by management regarding the address on Satinwood thought to be working on vehicles in his driveway. An attorney opinion was provided. Management was asked to have Off-Duty patrol run the tags to see if they were owned by the homeowner or others. The request to mediate was tabled.
- Cheryl motioned and Clyde second the motion to authorize \$695 for the Mahogany Drive address to go to collections with Martel and Ozim.
- Two neighbor disputes with the County were discussed and the Board provided with lot maps from Orange County Property Appraisers site. Management feels these boundaries of concern are clearly Orange County and have reported these issues to 311.

Old Business:

- Brendan addressed the Board regarding the anticipated playground. He would like \$75,000 allotted for the playground. The grant is more complicated and more time-consuming than he thought. Management was asked to discuss with Brad the possibility of Home River Group completing the grant application as previously discussed. \$500 was approved for additional costs associated with this task. A playground committee was established with Brendan Ramirez, Holly Ramos and Anamaria Morales on the committee. Management was asked to forward all contacts and proposals to the committee.
- Management provided the Board with a proposal from RGA regarding the broken driveway concrete problem. Management was asked to send individual letters to the homeowners with the proposal obtained from RGA.
- The Board was provided with a map of the pump station to determine where the flooding was occurring. This item was tabled until Winston could inspect the area.

New Business

- Management provided the Board with the 2018 Tax Return completed by Cole and Associates. The Board was advised this was scanned to Winston in his absence and he authorized Cheryl to sign it. Cheryl signed the tax return and management will forward to accounting for mailing.

Open Floor

- A homeowner addressed the Board regarding violations of basketball goals as he lives in the cul-de-sac and would like his children to be able to play in the street. Management was asked to hold all violations for basketball goals facing the County Road until the Board could discuss further.
- A homeowner asked about french drains on the flooding side-walk areas of Cypress Springs Parkway and Cypress Pavillion Parkway. Management will check with Alex of Sunshine Irrigation to see if this is an option.
- A hone owner asked about the Off-Duty Sherriff's department using marked vehicles. The Board explained this has been discussed previously and the expense is very high.
- A homeowner asked about the "fish mailbox" in Deer Lakes and management advised two letters have gone out. The homeowner did respond and stated it would be removed.

- The same homeowner asked about the “pink” colored painted driveway on Spring Brooke. Management will continue to send violation letters according to HOA documents. Cheryl explained she mistakenly approved this.
- A homeowner on Green Mistletoe was upset about receiving violations regarding mowing and parking while his neighbor was not receiving violations for tarps and a shed in his backyard. Management advised his neighbor was receiving violations according to HOA documents and would continue to check on the address.
- The meeting adjourned at 8:15 pm with a **motion from Cheryl**.

The next meeting will be held on Monday, May 13, 2019 @ 7pm in the pavilion