

MINUTES OF THE BOARD OF DIRECTORS
CYPRESS SPRINGS OWNERS ASSOCIATION.
August 12, 2019

The August 12, 2019 Board of Directors meeting of the Cypress Springs Owners Association was called to order at 7:04 PM by President Cheryl Hoover. The Board meeting was held at the Cypress Springs Clubhouse. A quorum was established with Cheryl Hoover, John Passarella, Winston Cook and Bob Doane present. Clyde Bouette, Wayne Hunte and Shawn Wethington were absent. The management company was represented by Lynn Edwards of Home River Group.

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

The Proof of Notice for the July 31, 2019 special meeting was signed by Cheryl Hoover, President.

MINUTES APPROVAL

A motion was made to accept the July 8, 2019 meeting minutes by Bob and second by Cheryl. All were in favor and the motion passed.

A motion was made to accept the July 31, 2019 special meeting minutes by Cheryl and second by Winston. All were in favor and the motion passed.

Orange County Off-Duty Sheriff's Report

- Rida with the Orange County Sheriff's Department gave a report to the members and Board. For the months of June and July, 66 calls for service were received; 39 UTC's issued; 2 security requests were addressed and 0 burglaries were reported.
- The Board approved exchanging 3 hours of patrol for 2 hours of motormen coverage in an effort to deter speeders; especially at the 4-way stop.
- Management was asked to check on a blinking sign that indicated there was a 4-way stop ahead.

Treasurer's Report:

- Winston gave the Treasurer's report. The financials for July were not available for the Board packets but Winston indicated he had approved them with Tammy.
- Winston informed the Board that the association was under budget approximately \$29,000.

Committee Reports:

Landscape report was given by Winston.

- Winston advised the Board that he had walked the property with Arroyo Landscape and addressed the two mowing issues located at Blue Fox and Pepper Grass Court. The problem is access to the area and the pond area being too wet to mow.

- **Winston motioned to approve the remedial landscape proposal not to exceed \$1200. Bob second the motion. All were in favor and the motion passed.**

Maintenance report was given by Larry.

- Larry reported Orange County was working on the flooding sidewalk situation.
- Larry reported a broken picnic bench.
- Larry reported the ladies room toilet flush valve was not working and he would like to replace it with the non-automatic valve he has.
- Larry was asked to try to repair the concrete by the gate by the pool. It is chipping.

ARB report was given by Cheryl

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

Playground report

- The playground committee was not represented at the meeting. Cheryl advised homeowners in attendance that a special meeting took place and the Board approved the budget and vendors recommended by the committee

Manager's Report was given by Lynn

- Management provided the report for August 2019 in the Board packets.
- Management continues to inspect the property twice per month as contracted.
- Several requests have gone out to commercial holiday decorating companies with no responses except for one that was too far away.
- Amenity cards have been received.
- Management has begun the process of contacting vendors for the 2020 budget draft meeting.
- A collections report was provided to the Board. There are currently 67 accounts at the payment reminder status, 9 at the "Intent to Lien" status; none waiting on approval and 12 at the Attorney.
- The Board asked management for some more information and advice from the attorney regarding the top three collection accounts: Shadow Leaf Court, Spring Brook Land and Satinwood Circle.
- Management advised the Workers Comp insurance renewal was in process.
- The Board expressed satisfaction with the Last Chance Security Reports that were coming in from the midnight to 4 am shift.

Old Business:

- Management advised that the pressure washing company, Wash Me Orlando, was ready to go but they are waiting on a copy of his insurance to get him set up as a vendor.
- Management advised the tennis court resurface project had been approved with Advantage Courts and is scheduled for some time in September. The color Bob

wants is the same as the current courts which is the US Open color. Bob advised Advantage Courts of his color choice already.

- Management advised Smithson Electric was contacted and authorized the repairs to Brandy Mill and Cypress Springs Parkway.

New Business

- Winston suggested he thinks an address sign at the entrance to the recreation area is needed. Management was asked to obtain proposals on a 36 inch by 9 inch sign with the 10509 Cypress Pavilion PKW address and also one with the address and the words "Recreation Area" underneath. The sign should be rectangular.

Open Floor

- A home owner asked if the hours to the tennis court could be changed to allow earlier access. The Board agreed and asked Larry to change the timers to 6 am – 11 pm for the tennis court and the pool area.

The next meeting will be held on Monday, September 9, 2019 @ 7pm in the pavilion