

MINUTES OF THE BOARD OF DIRECTORS
CYPRESS SPRINGS OWNERS ASSOCIATION.
December 9, 2019

The December 9, 2019 Board of Directors and Budget 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, John Passarella, Winston Cook, Bob Doane, Gina Dreistadt Linda Mitchell and Wayne Hunte present. No Board members 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 November 11, 2019 meeting minutes by Winston and second by Bob. All were in favor and the motion passed.

Off Duty Sherriff's Report

Deputy Graham represented the Orange County Sherriff's Department and reported to the Board on association patrols. She advised motor patrol was present and had issued several tickets and citations. The Board requested more presence at the front entrance due to the vandalism of the poinsettias.

Lane Electronics Discussion

Tom with Lane Electronics was present at the meeting to discuss the DVR and camera needs for the new playground. He advised the Board a higher upload speed may be needed to gain better camera viewing.

- Management was asked to contact AT and T for a proposal on more speed.
- Management was asked to follow up with Lane Electronics regarding a proposal for an 8- camera system.

Treasurer's Report:

- Winston gave the Treasurer's report. The financials for November 2019 were reviewed and Winston reported the association was operating under budget by approximately \$12,000.

Committee Reports:

Landscape report was given by Winston.

- Winston advised the Board that there were 8 more dead pine trees and Sam has been asked to remove them.
- Tree trimming has begun. A Competitive Tree Service began raising the canopy
- Management was asked to have A Competitive Tree Service look at the first house on the right in Deer Lakes for a tree in the easement that may need trimmed.
- Management was asked to look at the home on the corner of Brandy Mill and Branchwater with an abundance of bamboo planted in the yard.

- Winston advised the Board that the palm trimming proposal was approved at \$1175.00 but the trimming will now wait until Spring.
- Management was asked to speak with Arroyo regarding trimming the palms at the Villas for \$25 per tree also.
- The poinsettias were stolen at the front entrance. Winston estimates over 50 plants are missing. Management was asked to have Arroyo Landscape move the plants around to fill in the gaps as best they could.

Maintenance report was given by Larry.

- Larry advised the Board that somebody removed the wreaths at the front entrance. As he did not now who placed them there to begin with, this was alright, but they took the extension cords that belonged to the association. Cheryl reached out to Bono and Associates, but they advised they did not take them. The HOA will purchase more extension cords.
- Larry advised the picnic table has been replaced.
- Cheryl will try to locate the original receipt for the vendor that did the woodwork at the pavilion years ago. The wood needs replaced, and Larry cannot do the work.
- Management was asked to check on the pavilion ceiling as there is some wood replacement needed.

ARB report was given by Cheryl

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

Playground report

- Management advised that she, Brendan and Schwartz have been emailing back and forth with permit problems.

Manager's Report was given by Lynn

- Management provided the report for December 2019 in the Board packets.
- Management continues to inspect the property twice per month as contracted.
- The legal report was included in the Board packets and Management advised she was working with Attorney Jason Martel and had provided all requested ledgers and information.
- Two address were discussed as Martel and Ozim requested cost deposits to proceed with the collection. Cheryl motioned and Bob second the motion to approve \$695 x 2 for the cost deposits to the attorney. All in favor and the motion passed. Management will forward the invoices to accounting for payment.
- Management advised the Board regarding 7 addresses that were in violation status with the attorney. The time to respond had passed and a final demand letter is needed. The cost is \$150 per address. Bob motioned and John second the motion to authorize \$150 per address for the attorney to send the final demand notices. All in favor and the motion passed.

Old Business:

- Winston advised that two neighborhood entrances still needed volunteers to decorate. Cheryl will put a notice on Next Door.
- Alex discussed the irrigation problems and is still working on a solution. Winston and Management are working on a variance with the County to allow for 4 days a week watering but need Alex to give a diagram of the zones and schedule. Management was asked to follow up with Alex with Sunshine Irrigation as well as the County to submit the requested application and diagram.

New Business

- Giselle would like to add a Kundalini class the third Friday of every month at 630 pm. This is in addition to the two Yoga classes already on the schedule. The Board tabled this as they would like to discuss the possibility of Gisselle paying to rent the pavilion. Some Board members feel the classes are an amenity to homeowners, but others feel participants are not all homeowners and Gisselle should pay to rent the space.
- The UPS storage locker is in place at the end of Cypress Pavilion Parkway. Management advised the compensation is \$500 per month. They placed it on 12/1/19.

Open Floor

- A homeowner signed up to discuss violations and was upset at management for giving repeated violations to her home. The Board explained management was upholding the HOA documents and worked at the direction of the Board. The Board offered to consider her requests and hoped to resolve the matter amicably. Management was asked to draft a certified letter to the homeowner.

The meeting was adjourned at 8:54 pm by Bob Doane

The next meeting will be held on Monday, January 13, 2020 at 7pm