

MINUTES OF THE BOARD OF DIRECTORS
CYPRESS SPRINGS OWNERS ASSOCIATION.
FEBRUARY 11, 2019

The February 11, 2019 Board of Directors meeting of the Cypress Springs Owners Association was called to order at 7:03 PM by President Cheryl Hoover. The Board meeting was held at the Cypress Springs Clubhouse. A quorum was established with Cheryl Hoover, Winston Cooke, Wayne Hunte, Bob Doane, John Passarella and Clyde Bouette present. Shawn Wethington was 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 January 14, 2019 meeting minutes by Bob and second by Cheryl. All were in favor and the motion passed.

Off Duty Sheriff's Report

A representative from Orange County's off duty patrol was present in Rida Langley's absence. The officer briefed the Board on several situations to include:

- Vandalization by children from the elementary school
- Tickets for parking/blocking the sidewalk.
- Homeowners performing vehicle maintenance on their property.
- Homeowner disputes regarding loud noise

Treasurer's Report:

- Winston gave a financial update through January 31, 2019 and indicated the association is operating under budget.

Committee Reports:

Landscape report was given by Winston.

- Phase IV should be implemented early March 2019. Winston and Lynn performed a three- hour walk-through with Arroyo Landscape. Winston expected this proposal to be high.
- Winston reported somebody is stealing plants as soon as they are planted and asked the Board and homeowners to be on the lookout.
- Winston asked management to discuss the crepe myrtles with Arroyo Landscape and have them trimmed by the end of February.
- Winston asked management to discuss Phase IV with Arroyo Landscape and have the proposal ready for approval by the March meeting.

Maintenance report was given by Larry.

- Larry reported the lock box was left open and the amenity card inside was causing it to jam. The Board asked Larry to get a bigger box.
- Management was asked to check with Gisselle, the fitness instructor to see if she can verify who went into the ladies' room the night the mirror was broken.

Lane Electronics viewed the video and it showed two teenage girls going in and then exiting the ladies's room at the approximate time it is thought to have been vandalized.

- Larry was asked to replace the ladies room mirror.
- Lane Electronics will charge \$85 per hour for training on the camera footage download. Larry and Bob think this is a good idea. This item was tabled.

ARB report was given by Cheryl

- Management was asked to check with the concrete vendors (RGA) and the paver vendors to see if they will give a discount or special pricing for volume work

Manager's Report was given by Lynn

- Management provided the report for February 2019 in the Board packets.
- Management continues to inspect the property twice per month as contracted.
- The Board was briefed on another settlement for the Spring Brook/Secured Capital matter. The offer was \$3000. The Board agreed to continue pursuing a closer amount to settle. The balance owed is \$6842.04.
- Speed limit signs are ready to order from Fast Signs but management is waiting on the County to do the "survey" to see if they are willing to replace or add additional signs at the County's expense. This takes several weeks.

Old Business:

- The discussion regarding cameras was tabled.
- Bob **motioned** and Cheryl second the motion to purchase 3 "pole" bright yellow surveillance signs from Fast Signs. The cost is not to exceed \$1500. All in favor and the motion passed. Winston said to code to GL4180.
- Management was asked to direct Dennis with Last Chance Security to include a weekly report with his invoice.
- Brendan was present to discuss playground. Cheryl motioned and John second the motion to authorize \$55,000 toward the new playground in 2019 if the County grant is approved in 2019. All in favor and the motion passed.
- Management will obtain proposals from Creative Playthings and another vendor.

New Business

- Management asked the board if they were interested in pressure washing this Spring and if they wanted to use Chris again. This discussion was tabled.
- Management was asked to advise Alex that the sprinklers are starting to rust.

Open Floor

- Management was asked to check on a mailbox in Deer Lakes for possible violations against the harmony of the neighborhood.
 - The driveway on Spring Brooke that was originally approved is not the correct color of paint. Management was asked to check on it again.
 - Management was asked to send Bob the link to download the cameras.
- The meeting adjourned at 8:35 pm with a **motion from Cheryl**.

The next meeting will be held on Monday, March 11, 2019 @ 7pm in the pavilion