

MINUTES OF THE BOARD OF DIRECTORS
CYPRESS SPRINGS OWNERS ASSOCIATION.
June 10, 2019

The June 10, 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, Wayne Hunte, John Passarella, Winston Cook and Bob Doane present. Clyde Bouette 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.

MINUTES APPROVAL

A motion was made to accept the May 13, 2019 meeting minutes by Bob and second by Wayne. All were in favor and the motion passed.

Treasurer's Report:

- Winston gave the Treasurer's report. The Board was presented with the approved financials for May, 2019. Winston informed the Board that the association was under budget approximately \$20,000.
- Winston advised the Board that the CD renewed for 6 months at an acceptable interest rate.

Committee Reports:

Landscape report was given by Winston.

- Winston advised the Board that the mulch and pine straw projects were complete.

Maintenance report was given by Larry.

- Larry reported the picnic bench project was complete.

ARB report was given by Cheryl

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

Playground report

- The playground committee provided the board with the requested proposed costs for the playground. The committee advised the board they are waiting on the third proposal and will finalize the proposal and forward.
- Management advised the Board that the grant request for Neighborhood Pride has begun. Cheryl signed the "Conflict of Interest" statement for the grant and the committee signed the Neighborhood Pride Grant Team Roster with the following assignments:
 - Brenda Ramirez – Project Manager
 - Anamaria Morales – Historian
 - Holly Ramos – Report Writer

- Kim Luna – Social Director
- Stefanie Nicholson – Grant Writer

Manager's Report was given by Lynn

- Management provided the report for June 2019 in the Board packets.
- Management continues to inspect the property twice per month as contracted.
- The violation on Satinwood was discussed and the owner present. The Board agreed to remove \$340.20 from the owner's ledger for violation charges from the attorney. The owner agreed to call and make the remaining payment.
- Management advised the CINC violation system was updated and all missing violations that were accidentally closed were reinstated.
- The Board was provided with a summary of collections with 30 accounts at payment reminder, 5 at Intent to Lien, 1 ready for approval and 14 at the attorney. The account ready for approval was not approved to go to the attorney as the homeowner was present and advised the Board he is paying the total less the amounts authorized to be waived.

Old Business:

- The Board discussed motor patrol and decided to not explore this expense at this time. Management was asked to advise Orange County off duty patrol's coordinator.
- Winston motioned and Jon second the motion to add 10 more hours for off-duty patrol. All in favor and the motion passed. This would be from the 4 way stop to the dead end of Cypress Pavilion Parkway.

New Business

- Cheryl motioned for the county to put in concrete at the pumping station where it is flooding. A discussion occurred and the item was tabled until Alex with Sunshine Irrigation could inspect the area to determine if it would affect irrigation.
- The Board discussed alcohol permissions for parties and homeowners that rent the pavilion. This is approved. Cheryl motioned and Bob second the motion to ban glass containers at the pavilion and the pool. All in favor and the motion passed.
- Management was asked to update the pavilion rental agreement to include this guideline.
- Management was asked to inform security of this guideline.
- Management provided the Board with the 2017 pressure washing invoices as requested. These are from BPW. The Board is unsure if this is the company they want to contract with again.
- Management was asked to reach out to Mike Bono to inquire as to who is pressure washing Cypress Springs II.

Open Floor

- Management advised Marcus in the office can now update amenity cards. He has been trained by Lane Electronics to take over the project.

The next meeting will be held on Monday, July 8, 2019 @ 7pm in the pavilion