

MINUTES OF THE BOARD OF DIRECTORS  
CYPRESS SPRINGS OWNERS ASSOCIATION.  
May 13, 2019

The May 13, 2019 Board of Directors meeting of the Cypress Springs Owners Association was called to order at 7:07 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 April 8, 2019 meeting minutes by Wayne and second by John. All were in favor and the motion passed.**

Bryan Potts with Tannath Design, Inc. addressed the Board. He presented an elevation and approved site plans for the intended strip mall development at the entrance of Cypress Springs I. Cheryl motioned and Winston second the motion to approve the site plan as presented. All in favor and the motion passed. Management was asked to send a letter to Bryan Potts for his records.

**Treasurer's Report:**

- Winston gave the Treasurer's report. The Board was presented with the approved financials for April 30, 2019. Winston informed the Board that the association was under budget approximately \$25,000.

**Committee Reports:**

**Landscape report** was given by Winston.

- Winston advised the Board that he and Lynn were meeting with Arroyo Landscape on Tuesday 5/14/19 to discuss communication and expectations. Pine straw and mulch were going in this week. Winston motioned and Cheryl second the motion to approve the Arroyo Landscape proposal of \$1383 for the proposal received to fix the area where the fallen oak was removed. All in favor and the motion passed.

**Maintenance report** was given by Larry.

- Larry reported the picnic benches were in the process of repair.
- Larry asked management to contact Bob Burns with Duke Energy at 407-850-2736 regarding Brandy Mill. Management was also asked to contact Smithson Electric and ask about a rewire.
- Management reported received requests regarding pressure washing the sidewalks and was asked to find out who the pressure washing company was that did it the time before last.

**ARB report** was given by Cheryl

- A recent ARB report was provided to the Board in the Board packets.
- Management was asked to send the paint book and potential committee members contact to Cheryl.

**Manager's Report** was given by Lynn

- Management provided the report for May 2019 in the Board packets.
- Management continues to inspect the property twice per month as contracted.
- The Board was briefed by management regarding the fallen tree on Satinwood. The owner is also delinquent in HOA fees. Management is going to explain to the homeowner that this fallen tree is technically on the homeowner's property and his responsibility but Sam is going to get a proposal to the HOA for removing it.
- The Board was presented with the April 2019 Legal Report from Martel & Ozim. Management advised that all requested information was provided to the attorney.
- Management advised the CINC violation system was switched to a new carrier. This closed all violations. Brand and CINC are working to restore the violations and levels back.
- The Board was provided with a summary of collections with 77 accounts at payment reminder status, 8 at Intent to Lien status and 15 at the attorney.
- Management advised the Board that the pool permit was received and posted

**Old Business:**

- Brendan addressed the Board regarding the anticipated playground. He would now like \$100,000 for the playground which would be all inclusive.
- The Board was presented with two proposals for landscape and Fence.
- The committee recommends the Big Bend Composite Commercial Play System with shade structure for \$78,649. This is with Creative Playthings. The Board tasked the committee with obtaining an all- inclusive itemized proposal for their consideration before the next meeting in June.
- Bob motioned and Cheryl second the motion to allocate up to \$100,000 to the playground project. The project will be subject to the committee providing plans for an all- inclusive project to include but not limited to lights, insurance, cameras, materials, landscape and structure and Board approval. All in favor and the motion passed.
- Winston will email the committee the list of requested inclusions for the proposal.
- Bob stated his camera application was still freezing up. John will meet with him.

**New Business**

- Speed signs were borrowed and returned to the County. Management provided the Board with several proposals from Radar Signs for a similar speed indicator sign. The proposals ranged from \$4000 - \$5000. This item was tabled.

**Open Floor**

- The floor was then opened for homeowner discussion and non were present.

**The next meeting will be held on Monday, June 12, 2019 @ 7pm in the pavilion**