

MINUTES OF THE BOARD OF DIRECTORS
CYPRESS SPRINGS OWNERS ASSOCIATION.
October 14, 2019

The October 14, 2019 Board of Directors and Budget meeting of the Cypress Springs Owners Association was called to order at 7:05 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 Wayne Hunte present. Bob Doane, 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 September 9, 2019 meeting minutes by John Passarella and second by Winston. All were in favor and the motion passed.

Treasurer's Report:

- Winston gave the Treasurer's report. The financials for September 2019 were reviewed and Winston reported the association was operating under budget by approximately \$36,000.
- Winston presented the 2020 budget for Board review and copies were available for all homeowners present.
- *Cheryl motioned and Winston second the motion to approve the 2020 Budget as presented at \$451,508.00. All in favor and the motion passed.*
- *Winston motioned and Cheryl second the motion to allocate the reserve interest among all categories as a percent of total. All in favor and the motion passed.*
- Management inquired as to whether the Board authorized coupons to be sent to all homeowners and was advised coupons should only go to homeowners not on ACH. The Board would like the budget and community letter to go to all homeowners regardless of ACH.

Committee Reports:

Landscape report was given by Winston.

- Winston advised the Board and members that Arroyo Landscape will continue to now on Saturdays instead of Fridays to avoid the school children on property.
- Management advised the Board that irrigation is Tuesdays and Fridays. A conversation began between the Board and Sunshine Irrigation (Alex) regarding irrigation fines of \$25 for watering on the wrong days. The Board discussed the need for irrigation to protect the new landscape and plants and all agreed the small fines were a necessary expense to protect the plants.
- Winston asked the members present to volunteer for the holiday decoration of each of the 8 entrances. Two volunteers gave management their name and email, but both were from Cypress Green. Management was asked to send another email

blast asking for volunteers to come to the November meeting or contact management.

- Management was asked to inform Last Chance Security that the last day of services for the pool area will be Sunday, October 27, 2019. The midnight patrols will remain in force.

Maintenance report was given by Larry.

- Larry informed the Board that Gary finished the bathroom floors.
- Larry informed the Board that the parking lot re-striping was complete.
- Larry informed the Board that the security signs and recreation area address signs were installed.
- Larry asked that a letter could go out to homeowners about blowing grass clippings into the street and sidewalks.

ARB report was given by Cheryl

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

Playground report

- Management advised that the vendor for the playground contacted her and they are held up in permitting still.

Manager's Report was given by Lynn

- Management provided the report for October 2019 in the Board packets.
- Management continues to inspect the property twice per month as contracted.
- Management relayed a collection matter to the Board regarding a Satinwood address that asked for fees to be waived due to personal matters. The Board replied with an ACH set up, they would consider waiving late and ITL fees.

Old Business:

- Management advised that BPW continues to pressure was the common areas. The pond on Spring Brooke and the sidewalk area in Cypress Glen was omitted from the original proposal.
- *Cheryl motioned and John second the motion to approve the BPW proposal for \$475 to pressure wash the pond and sidewalk in Cypress Glen that was omitted from the original proposal. All in favor and the motion passed.*

New Business

- The Board was presented with a proposal from A Competitive Tree to raise the canopy throughout the community. The proposal is for all common area oaks, pines, magnolias and cypress trees to a minimum of 12 feet and a minimum of 14 feet over roadways. This includes ponds, sidewalks, common areas and clubhouse.
- *Winston motioned and Cheryl second the motion to approve the A Competitive Tree proposal for \$27,000, less 10% discount for December 2019 as written. All in favor and the motion passed.*
- The Board was provided with a proposal from Smithson Electric for \$695 to add a dedicated breaker for the refrigerator in the pavilion kitchen. This is due to

overloading circuits. Larry interjected and suggested he contact a person who said they would do it for around \$300. Management was advised to table this proposal.

- The Board was presented with a proposal from Two Eggs Janitorial for \$700 to pressure wash the ceiling and walls of the pavilion. Management was asked to table this proposal and ask BPW to give a proposal for the same work.
- Management was asked to find out what the association paid last year.
- Management was asked to provide a letter to the County authorizing the fencing of the pump station by Deer Lakes.

Organizational Meeting

Cheryl announced that two Board members could not longer perform their duties and appointed two new Board members to the team. Linda Mitchel from Branchwater Trail and Gina Dreistadt from Spring Buck Trail were welcomed to the Board. The Board then voted on positions:

Cheryl Hoover, President
Bob Doane, Vice President
Winston Cooke, Secretary/Treasurer
John Passarella, Director
Wayne Hunte, Director
Linda Mitchell, Director
Gina Dreistadt, Director

Open Floor

- A homeowner inquired about the cost to rent the pavilion and the authorization for live music. The Board advised the pavilion was \$100 for a half day and \$200 for a full day and both required mandatory security. Live music was permitted.
- Management was asked to invite Rida, with Orange County off-duty Sheriff's office to the next meeting.

The meeting was adjourned at 8:02 pm by Cheryl Hoover

The next meeting will be held on Monday, November 12, 2019