

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

The September 9, 2019 Board of Directors 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 Wayne Hunte 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 August 12, 2019 meeting minutes by Bob and second by Winston. All were in favor and the motion passed.

Treasurer's Report:

- Winston gave the Treasurer's report. The financials for August were not available for the Board packets but Winston indicated he had approved them with Tammy.
- Winston informed the Board that the association was under budget approximately \$31,000.
- Winston informed the Board that he was meeting with Management and Accounting on Monday, 9/16/19 for a budget draft meeting.
- *Cheryl motioned and Bob second the motion to purchase 5 signs for the community. The signs are to notice the community that it is under security patrol. All in favor and the motion passed.*

Committee Reports:

Landscape report was given by Winston.

- Arroyo Landscape will now mow on Saturdays instead of Fridays to avoid the school children on property.
- Management was asked to inform Giselle for the fitness classes in the pavilion.

Maintenance report was given by Larry.

- Larry asked about Smithson Electric and the meter problem at Brandy Mill. They are scheduled for September 16, 2019
- Management was asked to reactivate the meter with Duke Energy, once the problem is fixed.
- Pressure washing is set for September 16, 2019 with BPW Pressure Wash.
- Management was asked to replenish the Lowes Card with \$2000. The card is not working and Larry needs it.
- Larry was asked to check on restriping the parking lot and the cost should not exceed \$700. Gary can help.
- Cheryl approved the \$318 Larry needs for the flush valve in the ladies room.

ARB report was given by Cheryl

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

Playground report

- The playground committee was represented by Brendan. They are waiting on a permit.

Manager's Report was given by Lynn

- Management provided the report for September 2019 in the Board packets.
- Management continues to inspect the property twice per month as contracted.
- A collections report was provided to the Board. There are currently 10 at the Attorney. The Board asked for a follow up on these four accounts last month:
 - Satinwood: Lien Stripped so the attorney is filing a Motion for Relief from Stay as they have not paid any post judgement assessments. This will cost \$181 in legal fees.
 - Mahogany: offered \$1875 but the Board declined this offer as it is extremely low. Management authorized the attorney to file a motion for final judgement.
 - Spring Brook for quash service has merit so the attorney recommends settling. Management was asked to request a rent intercept. The Board is also discussing the amount to settle.
 - Shadow Leaf: Motion for post judgement and attorney fees is going to be filed but they are in mortgage foreclosure so it will be a few months.
- Management was asked to violate homes if they were still boarded up for the hurricane but to wait 1 week after the hurricane.
- Management was asked to not violate trash cans for 2 weeks due to the trash schedule with the County.

Old Business:

- Management advised that BPW will pressure wash starting 9/16/19
- Bob advised that the tennis court resurface was delayed another 2 weeks due to vendor scheduling.
- Management advised Smithson Electric was contacted and authorized the repairs to Brandy Mill and Cypress Springs Parkway. This should start 9/16/19 also.
- Management was asked to authorize the sign for the recreation area but to get a proposal without labor as Larry can do it. The Board will go with the Bronze color.

New Business

- Management was asked to contact Alex with Sunshine Irrigation regarding the notice from the County for irrigating against the county schedule.
- Management informed the Board that Southern Aquatic Management can take care of the pond in front of Deer Lakes for an additional \$30 per month. The Board agreed this was a needed expense. Management will authorize this service with the vendor.

- Management was asked to contact Sharon with Two Eggs regarding pressure washing the ceiling of the pavilion again.

Open Floor

- A homeowner mentioned she was concerned about a girl waiting on the bus or just sitting for hours after school on Satinwood Drive. Management advised she did report to off duty but there is nothing that can be done from a HOA standpoint.
- The Board asked Larry and Gary to look at the fence at the corner of Deer Lakes. He would like the fence to come down. Cheryl will get Gary to take it down.

The next meeting will be held on Monday, October 14, 2019 and is the Annual Membership meeting and Budget adoption meeting. The meetings will be held @ 7pm in the pavilion.