

MINUTES OF THE BOARD OF DIRECTORS  
CYPRESS SPRINGS OWNERS ASSOCIATION.  
August 10,2020

The August 10, 2020 Board of Directors of the Cypress Springs Owners Association was called to order at 7:00 PM by President Cheryl Hoover. The Board meeting was held at the Cypress Springs Clubhouse. A quorum was established with Cheryl Hoover, Winston Cooke, Bob Doane, Gina Dreistadt Linda Mitchell, and Wayne Hunte and John Passarella. None 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 July 13th, 2020 meeting minutes by Bob and Gina second the motion. All were in favor and the motion passed.*

**Treasurer's Report:**

- Winston gave the Treasurer's report. The financials for July 2020 were reviewed by Winston.
- Winston reported the receivables continue to be low.
- Winston reported the association was slightly over budget by approximately \$9,000. This is due to the extra security, pool attendants and cleaning due to COVID 19.
- Tree trimming was over budget by approximately \$3,000.
- Irrigation repairs were under budget by approximately \$4,000.
- The pool repairs and maintenance were over budget by \$24,000.
- *Cheryl motioned and Linda second the motion to accept Sunshine Irrigations proposal of \$6888 to replace the irrigation pump. All in favor and the motion passed.*
- Winston advised the October meeting would be the Budget meeting. He has been working closely with management and will be budgeting for Home River Group to experience a 2% increase; Arroyo Landscape to experience a 3% increase and Last Chance Security to raise their hourly rate from \$20 per hour to \$22 per hour for pool attendants and from \$35 per hour to \$38 per hour for roving midnight patrol.

**Committee Reports:**

**Landscape report** was given by Winston.

- Winston advised the deer continue to eat the annuals and plants at Deer Lakes. He suggested Vincas or Oyster plants as an alternative.
- It was reported that people are still stealing plants. Winston would like cameras but cannot overcome the problem of motion from the main road setting off the cameras continuously.

- Landscape is still lacking by the playground. Winston is waiting on the fence. Management advised Dave's Fence is scheduled for August 26, 2020.
- Management was asked to obtain proposals for some spot pressure washing throughout the HOA. Gina will compile a list of the bad spots including the Mill Pond issue.
- Management was asked to follow up on the Geico claim for the truck accident which resulted in backflow repairs.

**Maintenance report** was given by Larry

- Larry advised he replaced 4 coach lights at the entrance and 2 LED lights at the playground.
- Larry advised the Board that he repaired the leak in the club house roof.

**ARB report** was given by Cheryl

- A recent ARB report was provided to the Board in the Board packets.
- Cheryl advised the requests are mainly coming in for roofs and fences.

**Playground report**

- No representative of the playground committee was present.
- Management advised the electrician was scheduled to replace the light for Thursday, August 13, 2020. It is under warranty.

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

- Management provided the report for August 2020 in the Board packets.
- Management advised that the August meeting was noticed 14 days prior to the meeting with a mailout as well as email blast.
- ***Cheryl motioned and Bob second the motion to sign the Joint Board and ARB Resolution Hurricane Shutters and Protection document with a typographical correction in sentence 5 to read "lifted {to} re-open their Hurricane Shutters. All in favor and the motion passed.***
- The Board explained to members in attendance that hurricane shutters were permitted with an approved ARB application. Members must follow HOA guidelines regarding the use of shutters. Shutters may be closed during a hurricane or named storm and should be opened or removed within 7 days of the storm clearing.
- The Board discussed signs and reiterated that they would continue to follow the guidelines that only one "for sale" or "for rent" sign may be placed in the yard and not to exceed 3 feet in width or length. No other signs are permitted. Flags are permitted.
- The Board discussed commercial vehicles and subsequent parking on the County Roads. Orange County allows parking on County roads, so the HOA cannot override this ordinance. However, dual axel vehicles are not permitted to be parked in driveways or on County Roads. Further, trailers cannot be parked on County Roads without a vehicle attached.

### **Old Business**

- The opening of the amenities was discussed. *Cheryl motioned and Linda second the motion that beginning 8/15/20 and for the next 30 days, the amenities will remain open 7 days a week. The hours will be Monday through Sunday 6 am – 9pm; All in favor and the motion passed.* Management will send an email blast to homeowners as well as contact Last Chance Enterprises and Two Eggs Janitorial to advise of the schedule change.
- Pool attendants will be scheduled for Friday, Saturday, and Sunday only and from 11 am until 7pm. Owners will continue to sign a weekly waiver when attendant is present only. Signs are in place to advise owners of the proper social distancing related to COVID 19.
- Chairs will continue to be unavailable. This is due to proper cleaning and sanitizing concerns.
- Cleaning will be scheduled for Friday, Saturday, Sunday, Monday and Wednesday, with Tuesday and Thursday off.

### **New Business**

- None .

### **Open Floor**

- None

The meeting was adjourned at 7:52 pm by Gina

**The next meeting will be held on Monday, September 14<sup>th</sup>, 2020 at 7pm.**