

MINUTES OF THE JOINT ARB AND BOARD OF DIRECTORS MEETING
CYPRESS SPRINGS OWNERS ASSOCIATION.

December 14, 2020

The December 14, 2020 Board of Directors and ARB of the Cypress Springs Owners Association was called to order at 7:03 PM by President Cheryl Hoover. The meeting was held at the Cypress Springs Clubhouse. A quorum of the ARB Committee as well as the Board of Directors was established with Cheryl Hoover, Winston Cooke, Bob Doane, Gina Dreistadt, John Passarella and Wayne Hunte present. Linda Mitchell was absent. The management company was represented by Lynn Edwards of Home River Group.

The Proof of Notice for the ARB Committee and Board of Directors was signed by Cheryl Hoover, President.

MINUTES APPROVAL

A motion was made to accept the November 9th, 2020 meeting minutes by Bob and Gina second the motion. All were in favor and the motion passed.

As ARB Chair, Cheryl advised the Board that Bryan Potts with BSDA was scheduled to call into the meeting at 715pm to answer questions related to the future development of 1915 Dean Road.

Treasurer's Report:

- Winston gave the Treasurer's report. The financials for November 2020 were reviewed by Winston.
- Winston reported the association was slightly under budget by approximately \$5000. This was expected due to COVID 19, playground, and pool expenses.
- Winston advised the Board that the \$50,000 CD was renewed at .05%.

Committee Reports:

Landscape report was given by Winston.

- Winston advised the Board that the 3 stolen plants were replaced at the Deer Lakes Entrance.
- Winston advised the annuals for Winter were scheduled to be changed out to dusty miller and red petunias.
- Winston advised that Duke Energy indicated they would remove all plants and shrubs within 6 feet of transformer boxes or meters.
- Winston advised the Board there was a crepe myrtle on Water Hyacinth which an owner nearby requested pruned. Upon research, this tree is in common area and will be added to the February 2021 crepe myrtle trimming schedule.

ARB report was given by Cheryl

- Bryan and Shelia Potts with BSDA Properties called in to answer questions regarding the ARB application for 1915 S. Dean Road. They submitted an ARB application for a 13,200 square foot retail/ office strip center with building elevations and site plans.

- BSDA Properties stated that they have a potential buyer for the property. The sale would be contingent on all permitted uses for C1 Zoning. They stated this would eliminate liquor sales, adult entertainment, adult bookstores, or daycare.
- They stated there was currently a buffer lot of over 600 square feet as well as the pond as protection to Cypress Springs Homeowners.
- They stated their proposal would include no garbage cans or rear access on the lot; and all access is at the entrance from Dean Road.
- They stated they paid \$162,000 to the County as a traffic fee to widen Dean Road to help with traffic flow.
- Homeowners were then asked if they had any questions for BSDA Properties. None responded. BSDA Properties then left the meeting.
- John questioned if the elevation included two buildings.
- A homeowner inquired about the traffic flow. He also asked if there was a public hearing. He also asked if BSDA would let the HOA board know if the land is rezoned. Management would attempt to find out but since BSDA had left the meeting, there would need to be a follow up.
- Cheryl Hoover, representing the ARB committee as well as the Board made the following motion: ***After reviewing and discussing the ARB application for 1915 S. Dean Road, I motion to approve the ARB Application from BDSA Properties, LLC regarding the 13,200 square foot retail and office strip center building as presented in the elevations provided. Gina second the motion. All in favor and the motion passed.***
- Management advised the Board she would send an approval letter to BSDA Properties.
- A recent ARB report was provided to the Board in the Board packets.
- The home on Sailaway Lane with questionable paint colors contacted management regarding the possibility of the HOA providing the paint and the homeowner would provide the labor to repaint. This was approved. Management would find out if they submitted a new ARB application.
- The home on Cypress Ridge contacted management about new paint colors. Management was asked to find out if they submitted a new ARB application.

Maintenance report was given by Larry

- Larry reported GFI issues throughout the community. He will get covers.
- Larry reported speeders on Cypress Pavilion Parkway.
- Larry is not happy with Orange County Sheriff's as well as Florida Fish and Wildlife. They are shooting the injured deer unnecessarily. Management will send an email blast regarding the deer again.
- Larry reported the vultures at Buzzard Lake are a problem but are protected from harm.

Manager's Report was given by Lynn

- Management provided the report for December 2020 in the Board packets.
- Management advised the owner of 10720 Spring Brooke responded to the attorney request for mediation. They sent pictures of cured violations.

Management was advised that if any of the violations noted become a concern, the Board would like to go directly to mediation. Management will reinspect and communicate findings to the attorney.

- 10573 Satinwood has been reported again for blowing yard waste into the street.
- 1736 Buckhorn Place proposed a settlement of collections which did not include legal fees. Cheryl motioned and Winston second the motion to reject this proposal but is willing to waive up to \$50 in late fees and interest. All in favor and the motion passed. Management will communicate this to the HOA's attorney.

Old Business

- Gina reported the puddling on the sidewalks is being addressed by Orange County.
- Management advised the Lane Electronics Maintenance agreement is being shopped for proposals. Larry is not happy with their service.

New Business

- Lane Electronics advised a power strip and UPC backup may help the power surges at the gates and camera equipment. Larry will get them.
- Winston asked about the relocation of the bench at Buzzard Lake. A suggestion was made to locate it closer to the 4 way stop. Larry will look at it.
- Bob asked for a windscreen 50 feet by 6 feet for the tennis court. ***Cheryl motioned and Winston second the motion to purchase a windscreen for the tennis court, not to exceed \$250. All in favor and the motion passed.***

Open Floor

The meeting was adjourned at 8:04 pm by John

The next meeting will be held on Monday, January 11, 2021 at 7pm.