

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

The February 10, 2020 Board of Directors and Budget meeting 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 Cook, Bob Doane, Gina Dreistadt, Linda Mitchell, Wayne Hunte and John Passarella present. 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 January 13th, 2020 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 January 2020 were reviewed and Winston reported the association was slightly over budget due to tree trimming and the playground.
- Winston reported he was securing Certificate of Deposits for the operating and reserve accounts.
- Winston advised he was not happy with the 2018 CPA and has accepted a new auditing company . Management advised the deposit was approved for them to get started.
- Winston had a meeting with Two Eggs Janitorial services regarding clubhouse rentals. *Winston motioned and John second the motion to raise the rental fees by \$50 to cover expenses. The rentals will be \$150 for a half day and \$250 for full day. All in favor and the motion passed.*
- Management was asked to update the contract with pricing, remove line "g" regarding key delivery and secure security through midnight if the party goes past 11pm.
- Management was asked to make sure the owner's amenity card was active before securing the rental of the clubhouse. There should be a line on the contract for owners to place their card number.
- Management was asked to discuss treatment of the tennis court gazebo with Falcon Pest Control.

Committee Reports:

Landscape report was given by Winston.

- Winston again informed the Board he is concerned about the irrigation as there are dry areas and the equipment is old.
- Management advised she had asked Alex with Sunshine Irrigation for monthly irrigation reports.

- Winston addressed a homeowner regarding negative emails about landscape, trash and Arroyo Landscape. He advised Arroyo is on a two-week rotation for the winter and trash removal is not in their scope. The conservation push back was not satisfactory and he asked Arroyo to clean it up.
- The Board discussed which plants to use between the playground and pool pump.

Maintenance report was given by Larry.

- Larry advised the Board that he met with Duke Energy regarding the dangerous electrical issue with the irrigation. He described it as a bad neutral and it was dangerous to Alex and others.
- Management was asked to write a letter to Duke Energy explaining the problem and danger. Larry is to provide the meter number and location.
- Larry and Gary replaced the wood at the pavilion.

ARB report was given by Cheryl

- A recent ARB report was provided to the Board in the Board packets.
- Cheryl asked the Board to offer suggestions on the outdated ARB home painting colors. She has gathered most of the needed information. She would like to update the guidelines.
- Management was asked to look at the colors and cross out non-harmonious colors based on current standards. This item will be tabled until the next meeting.

Playground report

- Holly Ramos represented the playground committee.
- A sign is needed listing playground rules and restrictions. Holly will offer suggestions to management.
- The fence is in permitting but has been ordered and deposit sent.
- Management is working closely with the attorney regarding 9 address in collections.

Manager's Report was given by Lynn

- Management provided the report for February 2020 in the Board packets.
- Management continues to inspect the property twice per month as contracted.
- Three addresses are at mediation stage for violations. Management will send a letter to all three indicating their violations will be cured by the association and all costs will be added to their ledger. Letters will be sent to Buckhorn for pressure washing, Mossy Creek for fence and palm tree trimming and Mahogany for pressure washing. They will be given proper notice according to documents.

Old Business:

- The discussion to upgrade the DVR continued and the Board decided to request Comcast upgrade since Spectrum proposed \$16,000 for running lines. Management was asked to request more information and approve the \$118 for the 75mb download and 15 upload speed with \$95 installation.

- Lane Electronics proposal was provided to the Board in their packets. \$5927.79 was the proposal but Winston requested a second camera for security reasons. Management is waiting on the new proposal and will forward.

New Business

- Hurricane Shutters were addressed again. Pictures were provided. Management was asked to write a letter to all owners with visible hurricane shutters and state they are permitted if they are open and blend in with the trim of the home. They are not permitted to be closed unless a threat has been established and must be opened or removed within 7 days of the threat clearing.
- *Bob motioned and Linda second the motion to accept the Red Rhino proposal of \$1010 for do a pool leak inspection of the shell, plumbing lines and equipment. All in favor and the motion passed.*

Open Floor

The floor was open for homeowner discussion.

The meeting was adjourned at 8:18 pm by Cheryl Hoover.

The next meeting will be held on Monday, March 9th, at 7pm