

MINUTES OF THE BOARD OF DIRECTORS
CYPRESS SPRINGS OWNERS ASSOCIATION.
January 13, 2020

The January 13, 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 and Wayne Hunte present. John Passarella was 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 December 9, 2019 meeting minutes by Winston and second by Cheryl. All were in favor and the motion passed.

Fitness Classes – Giselle Bellorin

Giselle Bellorin gave a presentation to the Board regarding the class attendance in 2019.

- Giselle requested that the Thursday and Saturday Yoga classes remain on the schedule.
- Giselle requested that she permitted to add a Kundalini Yoga class one Friday per month at 6:30 pm. This item was tabled for Board discussion.
- Management was asked to follow up on Bathroom door access. It should be daylight to dark; which is the same as the gate.

Treasurer's Report:

- Winston gave the Treasurer's report. The financials for December 2019 were reviewed and Winston reported the association finished 2019 under budget by approximately \$7,000.

Committee Reports:

Landscape report was given by Winston.

- Winston informed the Board he is waiting on the irrigation to be repaired as some areas seem dry.
- Bob asked about the dead pine tree at 1728 Branchwater Trail. The Board stated if it is County Conservation, they cannot pay for removal.
- Management was asked to send Bob the contact with Environmental Services for Bob to follow up.
- Alex suggested he may have a contact that can do it for a couple hundred dollars verses the \$1000 quote from Sam. Management will follow up with Alex.

Maintenance report was given by Larry.

- Larry advised the Board that he repaired and replaced the lights at the front entrance.
- Larry asked management to contact Orange County Utilities Water Department. The box is full of water. He stated there may be a leak.
- Larry stated he fixed the capacitor at the fountain.

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 Cypress Ridge request for an 8-foot-tall shed. A discussion revealed that the Board would not approve an 8 foot shed based on the harmony of the community and the possibility of it going against documents.
- Cheryl will advise the homeowner and management will forward the verbiage in the documents that pertains to temporary structures and sheds.

Playground report

- Holly Ramos represented the playground committee. Schwartz has broken ground and delivered some equipment today.
- There was an irrigation break and Arroyo Landscape fixed it with Larry's help.
- Management was asked to call JP Chett regarding the cameras.
- Management was asked to contact United Trades of Florida regarding the fence. Their current proposal is \$6981. The Board advised management to order the fence as soon as possible as there may be a production time lag.
- Management was asked to contact Last Chance Security to see if they can provide security when the playground is complete, and the fence is being installed.
- Management was asked to contact Schwartz and coordinate an 811-utility location if it is not too late.
- Management was asked to get an access card to the playground vendor, Schwartz.
- Management provided the Board with two proposals from Comcast for \$118.40 per month and Spectrum for \$114.97 per month. This is to increase the internet upload speed. Cheryl motioned and Linda second the motion to table this decision until Board member, John can look at the proposals and advise the Board. All in favor and the motion passed.

Manager's Report was given by Lynn

- Management provided the report for January 2020 in the Board packets.
- Management continues to inspect the property twice per month as contracted.
- Management advised there were 28 addresses on Intent to Lien status and one address that needs Boards approval to send to the attorney. Cheryl signed the authorization to send the Water Hyacinth address to the attorney for collections.

Old Business:

- Alex reported the irrigation is almost working. Management informed the Board that the variance was granted for irrigation to water each zone once a week but not restricted to one day a week.

- The discussion to upgrade the DVR was tabled until John could advise the Board. Lane Electronics proposal was provided to the Board in their packets. \$5927.79
- Management will obtain other proposals.

New Business

- Cheryl motioned and Winston second the motion that hurricane shutters are permitted to be installed when a threat of a hurricane is established. They must be removed 7 days after the threat has cleared. Failure to do so will result in a violation. All in favor and the motion passed.
- A member provided pictures of what appears to be wall erosion. Winston advised he spoke with Tom Atkins of Florida Wall and was assured there was no problem. The supports go down approximately five feet.

Open Floor

- The Board asked Larry to clean the pool furniture a week before Spring Break.
- Management was asked to check with Orlando Drains and Roads as they dumped concrete on the side of the County Roads in the neighborhood. Cheryl will send the contact information and the report that had already been filed by Wallace.
- Winston opened up a discussion about the crepe myrtle trimming. He advised he did not want to trim them this year, but the proposal is \$15 per tree for a small tree and \$25 for a bigger/tall tree.
- Winston asked management to set up a meeting with Two Eggs to discuss billing, service times and key delivery options.
- Winston advised the palms were trimmed by Arroyo Landscape as they were already on property removing the brush and bushes for the playground installation.
- Gina Dreistadt asked management to activate her amenity card for 24-hour access as a Board member.

The meeting was adjourned at 8:32 pm by Bob Doane .

The next meeting will be held on Monday, February 10, at 7pm