

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

The July 13, 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 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**

Management advised the June 8, 2020 meeting minutes. *A motion was made to accept the June 8, 2020 meeting minutes by Bob and Cheryl second the motion. All were in favor and the motion passed.*

**Treasurer's Report:**

- Winston gave the Treasurer's report. The financials for June 2020 were reviewed by Winston and he forwarded some corrections to the management company
- Winston reported the receivables were low.
- Winston reported the association was slightly over budget by approximately \$3000. This was expected due to pool repairs, COVID 19 extra cleaning as well as pool attendant increased hours.

**BSDA Developmnet Discussioon**

- The Board of Directors entertained a call-in discussion for a homeowner who provided medical documentation from his doctor advising against an in-person appearance due to COVID-19.
- A homeowner questioned the Board's decision to provide a letter to BSDA Development in May of 2019 which indicated the HOA would not stand against the future development of the area on Dean Road and close to Cypress Springs Parkway. He believes this will negatively impact his home value.
- The Board advised the homeowner that they did their due diligence by questioning the elevation, type of development, noise issues as well as traffic concerns and were satisfied that the development would not be a concern to the HOA. Landstar Development retained this track of land for future development and the HOA has no standing to reject the plans.
- The homeowner further questioned how to disagree with the Board and the procedures to overturn Board decisions. This was answered by management in that it took a majority vote of all homeowners, classified as members and a special meeting to challenge Board decisions.

## **Committee Reports:**

**Landscape report** was given by Winston.

- *Winston motioned and Gina second the motion to approve the \$1600 proposal from Arroyo Landscape to do the moss and other extra clean up. All in favor and the motion passed.*

**Maintenance report** was given by Larry

- Larry advised the Board that Alex with Sunshine Irrigation could get a lift to fix the American Flag and pole pulley. *Bob motioned and Wayne second the motion to approve Sunshine Irrigation for an amount not to exceed \$700 to rent a lift, fix the LED light, obtain a new rope, flag, and pulley for the American Flat. All in favor and the motion passed.*
- Larry reported the wood at the pavilion has been repaired and painted.
- Larry advised he needs two lights at \$50 each to replace the lights by the playground with stronger LED lights. Cheryl approved the purchase.

**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 painting.

## **Playground report**

- No representative of the playground committee was present.
- Management provided fence proposals from Lane Electronics for \$7057.53, Big Woodys Fence for \$8400; M & C Fence for \$5997; and Dave's Fence for \$7797. *Cheryl motioned and Linda second the motion to accept the proposal from Dave's Fence for \$7797. All in favor and the motion passed.*
- Management advised the electrician, Native Designs Electrical, has ordered the parts for the failing new LED light and they are under warranty.

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

- Management provided the report for July 2020 in the Board packets.
- Management continues to inspect the property twice per month as contracted and advised the Board that full inspections are being conducted. The biggest concern is signs in yards and trash can violations.
- There was one address requiring approval to send to the attorney. *Cheryl motioned and Bob second the motion to send 1736 Buckhorn to the attorney for collection. All in favor and the motion passed.*
- Management advised that the August meeting will be noticed 14 days prior to the meeting and will be conducted as a Rules and Regulations meeting. This is to discuss the hurricane shutter, commercial vehicle and street/easement parking situations that have been discussed with the attorney. Resolutions will be drafted and available for Board approval or rejection.

## **Old Business**

- The opening of the amenities was discussed. ***Bob motioned and Linda second the motion that for the next 30 days, the amenities will remain open 7 days a week. The hours will be Monday through Friday 10 am – 8pm; Saturday and Sunday will be 9 am -8pm. All in favor and the motion passed.*** Management will send an email blast to homeowners as well as contact Last Chance Enterprises to advise of the additional coverage. No overtime will be paid to the attendants.
- Chairs will continue to be unavailable. Owners will continue to sign a weekly waiver. Signs are in place. Occupancy will remain 75 for the pool and 10 for the tennis courts.
- The board was presented with a revised proposal for 4 cameras from Lane Electronics. ***Winston motioned and Cheryl second the motion to accept the Lane Electronics proposal of \$2361.13 for tennis court, gate and side door, dome camera looking at pond and turret camera in the pavilion. All in favor and the motion passed.***

### **New Business**

- Bob asked the Board for approval for more “wildlife” signs as he has witnessed speeding cars hit the deer on Cypress Pavilion Parkway. Management was asked to contact the County to inquire of obtaining 4 signs for free. This item was tabled.
- Management was asked to obtain proposals on speed bumps as well as a flashing light at the 4-way stop.
- Management advised the Board of the overgrowth in the cul-de-sac on Mill Pond as well as the green algae covered sidewalks. Management will obtain proposals for the pressure washing as well as discuss the conservation push-back with Arroyo Landscape during their weekly maintenance.

### **Open Floor**

- A homeowner inquired as to the necessity of signing a waiver every time they visit the amenities and was advised by management that the waivers are now weekly. Homeowners will look up their existing waiver by last name and place the date of their visit on it.
- The same homeowner was not happy about the extended hours of the tennis courts as she would like them to open earlier.

The meeting was adjourned at 8:10 pm by Cheryl

**The next meeting will be held on Monday, August 10, 2020 at 7pm.**