

MINUTES OF THE BOARD OF DIRECTORS
CYPRESS SPRINGS OWNERS ASSOCIATION.
June 8, 2020

The June 8, 2020 Board of Directors of the Cypress Springs Owners Association was called to order at 7:01 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, John Passarella and Wayne Hunte present. 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

Management advised the May 11, 2020 meeting minutes had a correction in the first sentence: the words “and budget” should be removed. ***A motion was made to accept the May 11, 2020 meeting minutes by Cheryl and Winston second the motion. All were in favor and the motion passed.***

Treasurer’s Report:

- Winston gave the Treasurer’s report. The financials for May 2020 were reviewed by Winston.
- Winston reported he requested a 6-month CD
- Winston reported the association was slightly over budget due to pool repairs, COVID 19 extra cleaning as well as pool attendant increased hours.

Committee Reports:

Landscape report was given by Winston.

- Winston reported a dead tree in the conservation area behind a home on Branchwater Trail. Management received County permission to remove it based on homeowner concerns of possible damage should it fall. ***Cheryl motioned and Wayne second the motion to remove the tree at a cost not to exceed \$750. All in favor and the motion passed.*** Management was asked to obtain a proposal to remove the tree.
- Winston reported he will have annuals installed in June, however at the front entrance, red ginger will be planted on the upper deck and regular annuals on the lower deck. At the entrance for Deer Lakes, red ginger will be planted instead of annuals. This is to not entice the deer population to eat the plants.
- Winston would like the Board to consider pressure washing the wall at the same time the sidewalks are scheduled for pressure washing.

Maintenance report was given by Larry

- Larry is in the process of soliciting vendors with a lift to repair the American Flag- pole and pulley.
- Larry is working on replacing the rotten wood at the pavilion.

- Gary is patching the deck where the concrete is cracking.

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 briefed the Board on the status of United Trades of Florida (Fence Giants). Upon receiving the letter from the attorney, United Trades of Florida returned the deposit of \$3554.25
- Management provided a fence proposal from Dave's Fence for \$7797.00
Management was asked to solicit more fence vendor proposals.
- Management was asked to contact the electrician, Native Designs Electrical, to determine if the lights by the playground can be changed to LED.

Manager's Report was given by Lynn

- Management provided the report for June 2020 in the Board packets and was not discussed.
- Management continues to inspect the property twice per month as contracted.
- A current collections report was provided to the Board. Currently there are 7 accounts with the attorney, 6 on Intent to lien and 15 on payment reminder status. There was one address requiring approval to send to the attorney and management advised this was approved.
- Wayne asked management to check on the Shadow Leaf address from the Villas that was in collections.
- Management was asked to check on a home on Branchwater with a mirror laying in the front of the home and send the violation.
- The Board advised management to continue with "soft inspections" that would not violate a homeowner for any matter that would require them to leave the home during the pandemic. This will continue through the end of June 2020.
- Recreational vehicles that are parked in driveways may be due to COVID-19. Management was asked to send a reminder letter of the HOA bylaws and advise the owner to contact management if the RV is due to health reasons.
- Management was asked to gain clarification as to what constitutes a commercial vehicle and trailer parking according to Orange County as well as HOA documents. A resolution will need drafted clarifying the Board's direction on violating such vehicles.

Old Business

- The opening of the amenities was discussed. Management was asked to send a notice announcing phase 2 which allows for amenities to open 7 days a week. The hours will be Monday through Friday 10 am – 6pm; Saturday and Sunday will be 9 am -6pm. Management will contact Last Chance Enterprises as well as Two Eggs Janitorial.

- Chairs will continue to be unavailable. Owners will continue to sign a waiver. Signs are in place. Occupancy will increase to 75 for the pool and 10 for the tennis courts.
- Management advised another letter was sent to the homeowner on Branchwater that did not move his fence to cover the hurricane shutters.

New Business

- The board was provided with a proposal for upgraded two analog cameras that are not working properly as well as adding a new digital camera for the back-landscape gate. The proposal amount is \$2138.16. Management was asked to contact Lane Electronics and request sample cameras for inspection. The Board would like to know why a motorized zoom lens was proposed as well as an explanation of the cost difference between the two analog cameras.
- The board entertained the idea of placing two benches on Cypress Pavilion Parkway close to the buzzard lake. This discussion was tabled.
- Management was asked to follow up on the water hazard reported to the County. This is a flooding sidewalk just before Eagles Glen.
- Management was asked to follow up on the Geico Claim.

Open Floor

- Management was asked to check with Rida with OCSO regarding the running of the 4 way stop sign as well as speeding. It was reported cars were doing this in front of the deputy, but nothing was done.
- A homeowner asked if the Board would consider getting flashing lights at the 4-way stop. Management was asked to check into it.
- Management advised the Board that a homeowner would like to call in to discuss the planned development near the entrance of Dean Road and Cypress Springs Parkway. A discussion regarding the fact that this was already discussed several months prior and the Board felt that the HOA had no authority to affect the development of properties along Dean Road as this was retained by the developer. This item was tabled until the homeowner could be present, or the item placed on the approved agenda.

The meeting was adjourned at 8:33 by Bob

The next meeting will be held on Monday, July 13, 2020 at 7pm.