

MINUTES OF THE BOARD OF DIRECTORS
CYPRESS SPRINGS OWNERS ASSOCIATION.
March 9, 2020

The March 9,2020 Board of Directors and Budget meeting of the Cypress Springs Owners Association was called to order at 7:02 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

A motion was made to accept the February 10,2020 meeting minutes by Cheryl and Bob second the motion. All were in favor and the motion passed.

Treasurer's Report:

- Winston gave the Treasurer's report. The financials for February 2020 were reviewed and Winston reported the association finished the month over budget by approximately \$16,000. This is due to the playground and pool, but he is confident the budget is strong and will recover.
- Management was asked to call Orange County Fire to inquire as to a less expensive and faster way to fill the pool with water after repairs.
- Management was asked to call Orange County Utilities to inquire of the water and sewer rebate for the filling of the pool due to a leak.

Committee Reports:

Landscape report was given by Winston.

- Winston advised the mulch was approved at approximately \$18,000. This is in the budget and a GL code is in place.

Maintenance report was given by Larry.

- Larry advised he would like to paint the pool deck. He will check with Gary to see if he will help.

ARB report was given by Cheryl

- A recent ARB report was provided to the Board in the Board packets.
- Management inquired as to the one open ARB on the report and Cheryl advised it was approved.

Playground report

- Joe Ramos represented the playground committee.
- The fence is still in permitting. It may be another week or two.

- Winston advised he had a proposal from Native Designs Electrical to place another light at the playground. Cheryl motioned and Bob second the motion to accept the proposal from Native Designs Electrical for \$785 pending a more detailed proposal can be evaluated by the Board. All in favor and the motion passed.
- Management was asked to forward vendor set up requirements to Native Designs Electrical and ask for the detailed proposal.
- Joe advised the backflow needs to be raised to 18 inches and management will need to contact ARK Plumbing to get it raised. Management advised the backflow passed inspection already but would check on it.
- Joe Ramos will replace the box and valve that was repaired by the playground this weekend.
- Management advised Two Eggs Janitorial was concerned about using the pool entrance gate to the playground and would hope the Board would consider adding a second entrance. The Board discussed this and since the permit is nearly approved, they will visit this issue later.

Manager's Report was given by Lynn

- Management provided the report for March 2020 in the Board packets.
- Management was asked to provide an update to the Legal Report from Martel and Ozim. Also, Item #10 on the report was discussed and management was given the authorization to proceed with litigation and Motion to Quash Service for hearing. The Board would like an aggressive approach to obtain a rent demand.
- Management continues to inspect the property twice per month as contracted.
- Management advised there were 3 addresses that were sent letters regarding third violations. The homeowners were given ten days to cure the violation or the association would remedy the violation and place the cost on the homeowner's ledger. The time has passed. Management was asked to forward a list of the addresses to Larry and he will give a cost of service to the Board and complete the necessary maintenance.
- A homeowner contacted management regarding an abandoned house on Satinwood Circle and asked the Board to intervene. The Board asked management to find out who held the legal title and mail a letter to the home asking the homeowner to properly maintain the home. Management was also asked to give the address to the roving security to check on. Lastly, an attorney opinion might be needed to understand the associations responsibility.

Old Business:

- Alex reported the irrigation is still under maintenance and Duke Energy has not been able to remedy the spiking current. Cheryl is concerned with the children walking to and from school in this area. Management was asked to call the County Commissioners office as well as Duke Energy to find a solution.
- Cheryl reminded Alex of the dry area by the pond across from Eagles Glen.
- Management advised that Spectrum, Comcast and Xfinity all stated they could not provide higher internet speeds at the pavilion. Management was asked to check with cellular service such as T-Mobile and a data plan or Mi-Fi.

- Hurricane shutters were discussed again because a homeowner was reluctant to open his shutters citing safety and security. A discussion took place between the homeowner and the Board. A resolution was discussed which involved the homeowner moving a fence to keep the shutters from view.

New Business

- Management asked for the Board's direction on filing a claim with the association's insurance for the truck incident that damaged the backflow and pine tree. The Board advised to contact the insurance company and begin the claim.
- Management asked about the deep cleaning of the pool filters and advised Gilman Pools said their normal maintenance cleaning would probably be all that is needed. The Board agreed to try this and revisit the deep cleaning if that didn't work.
- Management advised the Commissioner Maribel Gomez Cordero would be attending the April meeting. An email announcement went out to homeowners asking for discussion topics. A discussion topic agenda was provided to the Board. Management was asked to add the necessity for a flashing light at the 4-way stop to the list.
- Management was asked to notice all homeowners that the April meeting will be at 6pm to allow for the Commissioner to address the meeting at 7pm. The Board would like to invite Cypress Springs II as well as Woodland Lakes Preserve homeowners to attend the meeting. Bob motioned and Cheryl second the motion to change the meeting from 7pm to 6pm and invite Cypress Springs II and Woodland Lakes Preserve to the meeting. All in favor and the motion passed.

Open Floor

- An attendee introduced himself as a homeowner of Cypress Springs II and would like to rent the pavilion. He was advised that this meeting was for Cypress Springs I and that he would need a sponsor to rent the pavilion. He was given management's contact information to discuss further.

The meeting was adjourned at 8:34 pm by Winston.

The next meeting will be held on Monday, April 13, 2020 at 6pm.