

MINUTES OF THE BOARD OF DIRECTORS
CYPRESS SPRINGS OWNERS ASSOCIATION.
May 11, 2020

The May 11,2020 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, 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.

VENDOR UPDATES

Rida with the Orange County Sheriff's office gave a community update. There are no statistics available due to COVID-19. She stated OCSO was not enforcing social distancing but would break up confrontations and still issue citations for other matters.

Dennis Last with Last Chance Security stated they can enforce social distancing. They are an observe and report agency so they will not arrest or give tickets. He stated they would like to increase hours especially now that school is out.

Sharon with Two Eggs Janitorial and Maintenance advised the Board that they cannot obtain the necessary cleaning and disinfecting chemicals required to adequately protect residents from COVID-19. She wil research how to get chemicals and report price increases to the Board. She advises to keep the amenities closed. The restrooms are a concern.

A member suggested only the pool should open and keep the deck closed. The furniture would need locked up and the restrooms would have to stay open.

Cheryl motioned and Linda second the motion to keep the pool and amenities closed until further guidance is given by the CDC. They are watching how other communities and gyms are treated to follow the guidelines as close as possible.

MINUTES APPROVAL

A motion was made to accept the March 9,2020 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 April 2020 were reviewed and Winston.
- Winston reported the 2019 Audit was complete.
- Winston reported the water bill was \$590 and is up slightly from last month's \$364.00.

Committee Reports:

Landscape report was given by Winston.

- Winston reported 2 dead pine trees were removed in April
- Winston reported deer, irrigation and rooters are all problems in the common areas. He would like a pallet of sod for \$450.
- Cheryl inquired if the HOA should replace the pine trees.
- Management was asked to report the home on Branchwater Trail that continues to drain into Cypress Pavilion Parkway.
- Management reported Arroyo Landscape assigned a new customer account manager to the association. His name is Adam. Lynn and Winston did a walkthrough with Adam and Orlando today.

Maintenance report was given by Cheryl in Larry's absence.

- Larry is injured and Gary is helping. The lights at the Dean Road entrance need the GFI replaced.
- Gary cleaned the drains at the pool.

ARB report was given by Cheryl

- A recent ARB report was provided to the Board in the Board packets.
- Cheryl advised the requests are high and most are pavers.

Playground report

- No representative of the playground committee was present.
- Management briefed the Board on the status of United Trades of Florida (Fence Giants). They have not returned calls, applied for the permit nor started on the fence project. A certified letter was sent and the time to respond has expired. On attorney recommendation, management turned the file over Martel and Ozim for collection of the fence deposit. \$3554.25 represents the deposit.
- Management was asked to solicit more fence vendor proposals.
- Management was asked to report United Trades to the Better Business Bureau.
- Management was asked to check with the playground committee for their recommendation of not erecting a fence around the playground.
- Management advised the electrician, Native Designs Electrical, is installing the light at the playground tomorrow (Tuesday). The agreed amount is \$785.
- Management advised Joe Ramos is waiting on the valve which is on back-order. This is to repair the leak by the playground.

Manager's Report was given by Lynn

- Management provided the report for May 2020 in the Board packets and was not discussed.
- Management continues to inspect the property twice per month as contracted.
- ***Cheryl motioned and John second the motion to approve the attached consent agenda regarding items voted on electronically during the COVID-19 pandemic. All in favor and the motion passed.***

Old Business:

No old business was discussed.

New Business

- Cheryl asked the Board about the possibility of hosting a Blood Mobile to help with the COVID-19 pandemic. This item was tabled.
- Management asked about the possibility of appointing a beautification committee for the neighborhoods. The Board was not interested in this committee.
- Management advised upon checking with the County, utility locate flags cannot be removed.

Open Floor

- Management was asked to check with Two Eggs regarding the hot glued paper items over the doors in the pavilion.
- Management was asked to check on the violation for 1887 Branchwater verses 1882 Branchwater. The Board believes there is an address mix-up.
- Management was asked to check on a house on Cypress Ridge with a pallet continuously lying on the side of the house.
- Management was asked to check with the State regarding the opening of HOA pools and amenities and given the phone number 850-245-4250

The meeting was adjourned at 8:39 by Bob

The next meeting will be held on Monday, June 8, 2020 at 7pm.