

MINUTES OF THE JOINT ARB AND BOARD OF DIRECTORS MEETING  
CYPRESS SPRINGS OWNERS' ASSOCIATION.

April 12th, 2021

The April 12th, 2021 Board of Directors and ARB Meeting of the Cypress Springs Owners Association was called to order at 7:01 PM by President Cheryl Hoover. The meeting was held at the Cypress Springs Clubhouse. A quorum of the ARB Committee as well as the Board of Directors was established with Cheryl Hoover, Winston Cooke, Bob Doane, Gina Dreistadt, Wayne Hunte, Linda Mitchell and John Passarella present. None were absent. The management company was represented by Lynn Edwards of Home River Group.

The Proof of Notice for the ARB Committee and Board of Directors was signed by Cheryl Hoover, President.

**MINUTES APPROVAL**

*A motion was made to accept the March 8<sup>th</sup>, 2021 meeting minutes by John and Wayne second the motion. All were in favor and the motion passed.*

**Treasurer's Report:**

- Winston gave the Treasurer's report for March 2021.
- Winston informed the Board that the accounts receivable remains low.
- Winston is still working on the audit. Management will follow up on the progress of the audit in hopes of finishing it soon.
- Management contacted UPS regarding the over payment but they have not responded.

**Committee Reports:**

**Landscape report** was given by Winston.

- Nothing to report.

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

- The meter at Cypress Glenn remains non-operational. Management contacted Duke Energy twice and Smithson Electric. All state the copper wire is HOA responsibility. Smithson's proposal was presented to the Board at \$7900.
- Management was asked to contact a second electrician for a proposal as well as ask Alex with Sunshine Irrigation if he could help.
- Management was asked to contact Duke Energy again to determine who is responsible for power from the transformer to the meter.

**ARB report** was given by Cheryl.

- Cheryl reported she had approved all ARB applications, some with stipulations. Most are for sheds, fences, roofs and temporary storage pods.
- Management added that upon checking with OCSO, parking in front of a mailbox is a ticketable offence from 8am to 5pm Monday through Friday.

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

- Management provided the report for April 2021 in the Board packets.
- Management provided a collection report for April 2021 in the Board packets which resulted in six homeowners with the attorney.
- Management was asked to follow up on 10669 Satinwood for a status.
- A violation report was provided to the Board via Board packets.

**Old Business**

- The vultures are protected and the Board has no authority to remove them.

**New Business**

- Amenity access was discussed. Current hours are 6am to 9pm. Gina will fix the signs so that they are updated with the correct times.
- Furniture is still being stored in the pavilion and is not available to homeowners. The Board will continue to discuss how to properly clean and sanitize the furniture and remain within CDC guidelines. This item was tabled.
- The Recreation attendant with Last Chance Enterprises was discussed. Dennis renegotiated the hourly rate to \$20 per hour but the Board is still uncertain if this is a cost-effective measure. Management was asked to inform Dennis with Last Chance Enterprises that this item was tabled until the May 2021 meeting.
- The HOA signed the agreement for Janitorial Services with Majestic Janitorial. Jamie will start on May 1<sup>st</sup>, 2021. Management was asked get access for the new company.

**Open Floor**

- Linda informed the Board that there was a small dock with a boat in the lake on Branchwater Trail. Winston will take a look. Management was asked to check the HOA documents regarding the dock and boat.
- A homeowner, Robert, asked the Board to check the possibility of allowing A T & T to run fiber for homeowners. The Board advised A T & T did run fiber but apparently they did not run to all neighborhoods. Management was asked to check with A T & T to see what requirements need met to provide A T & T Fiber to homeowners that want it.

The meeting was adjourned at 7:53 pm by Wayne.

**The next meeting will be held on Monday, May 10th, 2021 at 7pm.**