

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

August 9th, 2021

The August 9th, 2021, Board of Directors and ARB Meeting of the Cypress Springs Owners Association was called to order at 7:05 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 July 12th, 2021, meeting minutes by John and Wayne second the motion. All were in favor and the motion passed.

Orange County Sheriff's Office Report

- Deputy Jose Vazques rescheduled. This item is tabled until September 13, 2021

Treasurer's Report:

- Winston gave the Treasurer's report for July 2021.
- Winston informed the Board that the association was currently operating under budget.

Committee Reports:

Landscape report was given by Winston.

- Winston reported that Arroyo Landscape, which is now Juniper Landscape trimmed the palms, and installed the annual plants.
- Palm frons were left on the tennis court.
- Pine needles were accumulating along the fence of the tennis court. Management will discuss with Majestic Services.
- Management was asked to obtain proposals for cleaning services. Trash cans should be emptied if there is food, or they are 50% full.

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

- Alex was asked to move the sprinkler by the pavilion as the water is deteriorating the posts.
- Carpenter ants near the tennis court are being treated by Larry.
- The main gate to the pool was replaced by Lane Electronics. Management was asked to advise Lane Electronics that it needs tightened.

ARB report was given by Cheryl.

- An ARB report was provided in the Board packets.
- Cheryl reported most applications are for fences and roofs, and painting.

Manager's Report was given by Lynn.

- The Management report for August 2021 was provided in the Board packets.
- Management advised that Attorney's Martel and Ozim filed answers or the two Summons received.

- A collection report for August 2021 was provided in the Board packets which resulted in seven homeowners with the attorney.
- The quarterly legal report was not provided to the Board.
- A violation report was provided in the Board packets.
- Management advised the home on Spring Buck came into compliance after a mediation request was sent.
- A violation report was included in the Board packets
- Two collection matters are ready to turn over to the attorney. Management asked for an extension on the Satinwood Circle address as they did communicate, they were paying in full today. The Red Clover Court balance is \$333.05. We will wait 30 days before incurring legal expenses.
- Buckhorn address was sent to the attorney for covenant enforcement violations.
- Cracked driveways were discussed. The Board would like to record criteria regarding the severity of the cracks. Management was asked to research and set a Rules and Regulations Meeting to address the issue.
- Painted driveways were discussed. Management was asked to send letters to painted driveways and advise they must repaint according to the approved driveway color which is concrete gray.
- Management was advised pavers along side concrete driveways is approved.
- Management was advised the zoning issues on Water Hyacinth must be reported to the County. This is not an HOA matter.

Old Business

- Management advised Duke Energy will upgrade the pedestal on Spring Brooke before September 3, 2021. The electrician is still waiting on the permit.
- Fiber options have been exhausted.
- The gate at the pool has been replaced with a commercial gate.
- The Board was presented with a proposal from Southern Aquatic Management to treat the pond on Branchwater. The proposal was 3 treatments at \$330 each. ***Cheryl motioned and Linda second the motion to approve the \$990 proposal from Southern Aquatic Management to treat the pond. All in favor and the motion passed.***

New Business

- Management will secure proposals for janitorial services and check with Two Eggs for future needs.
- The kitchen needs an upgrade. Larry will advise the board of the cost for a new refrigerator and microwave, clean the shelves and possible paint the shelves. Gina will coordinate the effort.
- Management advised the budget and annual meetings are in October.

Open Floor

- ***Cheryl motioned and Linda second the motion to waive the \$25 fee for a new amenity card for two homeowners who did not receive cards several years ago. All in favor and the motion passed.***
- Larry will be asked to clean the signs through out the neighborhood.

The meeting was adjourned at 8:09 by Winston.

The next meeting will be held on Monday, September 13th, 2021, at 7pm.