

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

February 8th, 2021

The February 8th, 2021 Board of Directors and ARB Meeting of the Cypress Springs Owners Association was called to order at 7:04 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 and John Passarella present. Linda Mitchell was 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 January 11th, 2021 meeting minutes by Gina and Wayne second the motion. All were in favor and the motion passed.

Treasurer's Report:

- Winston gave the Treasurer's report for January 2021.
- Winston informed the Board that the month was already \$4500 under budget.
- Winston briefed the Board on the Reserves. He advised the budget is set for the following totals:
 - \$32,000 in contingency
 - \$19,000 in parking lot
 - \$112,000 in clubhouse
 - \$16,000 Landscape/ irrigation pumps
 - \$26,000 Landscape
 - \$93,000 Site improvements which includes playground, wall and more
 - \$111,000 Pool equipment, deck, furniture and more
- The board discussed a formal reserve study and decided to table this until 2022. Winston will continue to do the associations reserves as he has done previously.

Committee Reports:

Landscape report was given by Winston.

- Winston advised the crepe myrtles were trimmed by Arroyo Landscape but they forgot the one in Cypress Green. They are scheduled to do it the next time they are on property.
- Orlando is once again the account manager for Arroyo Landscape. EJ is gone.
- Mulch is scheduled for February. Brown mulch under the trees and pine straw under the pine trees.
- Winston advised he asked management to thank James with the County regarding the sidewalk flooding situation.

- UPS has still not paid the \$800 for the seasonal pod. Management was advised to get prepayment in 2021 if they do it this year.
- The lot for sale in Cypress Green is a concern. They must have ARB approval and provide elevations and lot placement. Management will contact the owners.
- A gator was reported on NextDoor. Management was asked to report it to the County.

Maintenance report was given by Larry

- Larry reported he and Gary moved the bench from Buzzard Lake to the back of the property by Spring Brooke. They repaired the benches. A suggestion was made to replace the benches with composite.
- Cypress Glen's entrance lights were vandalized. Larry is working to repair them.
- The men's locker room toilet sensor was replaced.
- Larry is working on the tennis court lights and the timer.

ARB report was given by Cheryl

- Cheryl advised the Board all ARB applications have been approved and letters sent. Most are storage pods and containers.

Manager's Report was given by Lynn

- Management provided the report for February 2021 in the Board packets.
- Management provided the quarterly legal report from Martel and Ozim and also provided a "status" update of the 9 accounts at the attorney.
- Two mediation requests are currently under review. One for the commercial property on Dean Road and one for hurricane shutters.
- A violation report was provided to the Board via Board packets.

Old Business

None

New Business

None

Open Floor

None

The meeting was adjourned at 7:47 pm by Wayne

The next meeting will be held on Monday, March 8th, 2021 at 7pm.