

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

January 11<sup>th</sup>, 2021

The January 11<sup>th</sup>, 2021 Board of Directors and ARB Meeting of the Cypress Springs Owners Association was called to order at 7:00 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, Linda Mitchell and Wayne Hunte present. John Passarella 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 December 14th, 2020 meeting minutes by Gina and Linda second the motion. All were in favor and the motion passed.*

**Orange County Sherriff's Report**

- Officer Barton represented the Orange County Sherriff's Office – Off Duty Patrol. She informed the Board that the dual axel vehicles that have been reported to be parking on the County Roads were still being addressed.
- She reported juveniles that were caught trespassing could be considered for criminal mischief, but it is difficult to prosecute due to the stipulation that they need caught in the act.
- She reported that when a homeowner calls regarding an injured deer, OSCO calls FWC for direction as to what to do.
- The Board informed Officer Barton that speeding is still an issue especially around the 4 – way stop.

**Treasurer's Report:**

- Winston gave the Treasurer's report for 2020.
- The operating account is at \$403,000 with \$300,000 on fixed deposit.
- The receivables are at low levels, resulting in a strong bank account.
- The reserves are at \$204,000 with \$50,000 on a fixed deposit.
- Winston advised the Board that Administrative Expenses as a total were under budget by approximately \$19,000.
- Winston advised that total insurance expenses were under budget by approximately \$7,000.
- Winston advised the Board that total landscape expenses were under budget by \$1,600.
- Winston advised the Board that Irrigation as a total was under budget by approximately \$7,700.
- Winston advised the Board that total Grounds maintenance was over budget by approximately \$17,400 and this was due mainly to the playground.

- Winston advised the Board that total Pool/ Clubhouse was over budget by approximately 22,700 and this was due mainly to the pool equipment repair.
- Winston advised the Board that total Utilities were under budget by approximately \$2,000.
- Winston reported the association finished 2020 under budget by approximately \$11,000.

### **Committee Reports:**

**Landscape report** was given by Winston.

- Winston advised he would like the crepe myrtles trimmed the first week of February 2021. Management will follow up with Arroyo Landscape on scheduling and the inclusion of the crepe myrtle on the corner of Water Hyacinth and Cypress Springs Parkway.
- Winston advised the palm trees in the community do not need trimmed.
- Winston announced that Bob and Gina are now on the landscape committee and he welcomes their help.
- Winston gave a formal thank you to Larry and Gary on the Maintenance Committee.

**Maintenance report** was given by Larry

- Larry reported the Christmas lights were taken down successfully but suggested that the connections be covered the next time. There were GFI issues throughout the community.
- Larry reported the moss at the Dean Road entrance is killing the trees. Gary and Larry will work on removing it.
- Larry reported there were poachers shooting deer in the community. Management was asked to send an email blast to homeowners that if they hear shots, to report to OCSO non-emergency.
- Larry reported speeders again, especially at the 4-way stop. The crossing guards are complaining of the dangerous situation.
- Alex with Sunshine Irrigation reported to the Board of the continuous and complicated irrigation problems. ***Cheryl motioned and Gina second the motion to allow Alex with Sunshine Irrigation to repair the irrigation section by section as needed and not to exceed \$15,000. All in favor and the motion passed.***

**ARB report** was given by Cheryl

- Cheryl advised the Board that a homeowner on Branchwater Trail sent a letter to the association regarding violations received due to closed hurricane shutters. The association's attorney offered an opinion and a discussion among the Board took place. The Board directed management to contact Martel and Ozim and advise them that the Board wished to take no further action on this matter.
- The ARB committee was presented with 5 ARB applications and Cheryl signed them with stipulations on two: Sheds cannot be taller than a 6 -feet; pools must follow County restrictions, easements and permits.

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

- Management provided the report for January 2021 in the Board packets.
- Management was asked about collections and the seven accounts at the attorney. The Board would like to know the status and if liens can be placed.
- The Board was presented with two accounts ready for approval to send to the attorney. A discussion took place and the Board agreed to send the two accounts to Martel and Ozim for collection. Management was asked to forward all necessary documentation.
- A violation report was provided to the Board via Board packets.
- Amenity cards were discussed. Several homeowners have reported non-working amenity cards. Management was asked to replace non-working cards once the cards are returned. This would be at no cost to the homeowners. Lost cards will incur a \$25 charge.

**Old Business**

**New Business**

- Pets were discussed. A homeowner reported an aggressive dog and non-caring owners who let their dog roam without a leash. The Board would rather homeowners report the offenders to Animal Control as this is a civil matter and not an HOA matter. However, a violation could be issued. Management was asked to send an email blast addressing the situation.

**Open Floor**

- A homeowner inquired as to the fiber and cable and internet connectivity options. He was advised to contact ATT as they already had fiber in the area.
- A homeowner inquired as to big tree removal on his property. He was advised that if it is on his property, he is free to remove it but should submit an ARB application. If it is in the "swale" between the sidewalk and the road, he should contact Orange County.

The meeting was adjourned at 8:15 pm by Winston.

**The next meeting will be held on Monday, February 8<sup>th</sup>, 2021 at 7pm.**