

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

July 12th, 2021

The July 12th, 2021 Board of Directors and ARB Meeting of the Cypress Springs Owners Association was called to order at 7:02 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, and Wayne Hunte present. Linda Mitchell and John Passarella 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 June 14th, 2021, meeting minutes by Gina and Wayne second the motion. All were in favor and the motion passed.

Orange County Sheriff's Office Report

- Rida Langley with OCSO advised the Board that dual axel vehicles can park on the road if they are emergency response vehicles. Three citations were issued for trailers. If a vehicle has a valid tag, OCSO cannot give them a ticket.
- A board member asked how close a car can park to a stop sign. There is a problem near Satinwood and Cypress Pavilion parkway. Rida will investigate it.
- Management was asked to send an email blast regarding vehicles parking near stop signs as well as blocking sidewalks. After 30 days, OSCO will start issuing citations.
- A board member asked if OSCO can be onsite when the HOA initiates the "self-help" and cures a violation that a homeowner has neglected. On the advice of the attorney, a law enforcement individual should be present. Rida stated OSCO cannot help with this and suggested the HOA contact code enforcement.
- Rida will send the OSCO liaison's contact information to management.

Treasurer's Report:

- Winston gave the Treasurer's report for June 2021.
- Winston informed the Board that the association was currently operating under budget by approximately \$18,000.

Committee Reports:

Landscape report was given by Winston.

- Winston reported that Arroyo Landscape is late providing the annuals.
- The Board was presented with a proposal from Arroyo Landscape for \$1249 to trim the palms. Management will verify the number of palms included in the proposal.

Maintenance report was given by Larry.

- Larry provided the Board with a proposal from amazon for a BBQ grill. The cost is \$164.99 per grill. Management was asked to order the grills.
- Larry provided the Board with a proposal from Roudé Bush Company for a park bench frame post kit for \$159 and free shipping. Management to order the posts.
- Lane Electronics reported a bad relay switch at the main gate to the pool. It was fixed. Management was asked to contact Lane Electronics and ask them to be more respectful to Larry and the maintenance team.

ARB report was given by Cheryl.

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

Manager's Report was given by Lynn.

- The Management report for July 2021 was provided in the Board packets.
- Management advised a Summons was received for the hurricane shutter issue on Branchwater Trail. The attorney was instructed to file an answer.
- A collection report for July 2021 was provided in the Board packets which resulted in four homeowners with the attorney.
- The quarterly legal report was provided to the Board. Management included responses to the legal matters for the Board's review.
- A violation report was provided in the Board packets.
- Management advised that a legal opinion was received from the attorney. This addressed remedies available to bring homeowners into compliance by using self-help and force cure options. The attorney advised against this for occupied homes. It could be used for vacant homes but should be used as a last resort and with law enforcement present. Thirty days' notice should be given. Cheryl advised she was not comfortable using this remedy. The HOA would continue using the legal covenant enforcement letters.
- Management advised the home on Spring Brook came into compliance after a mediation request was sent.
- A violation report was included in the Board packets. The home on Spring Buck with the pressure washing violation was discussed. There is no way to know if the home is vacant, therefore, the self-help cure for pressure washing will not be utilized.
- The home on Satinwood Circle regarding the tarps on the roof was discussed. The homeowner's attorney sends regular updates regarding an insurance claim. The HOA will advise they will hold the violation until October 1, 2021, before sending to the attorney for covenant enforcement.

Old Business

- The Board was informed that the check was sent to Duke Energy for the Cypress Glen meter issue. David Blagg with Smithson Electric is pulling the permit.
- Management briefed the Board on the plight for Fiber in the neighborhoods that do not have it. Bob and Lynn met with Blue Stream Fiber. Their marketing packet was provided in the Board packets. Bob stated each homeowner would have to be assessed an additional \$80 per month for fiber internet and cable.
- Management was asked to send an email blast or survey to see if there is any interest. It will take 75% of the members to vote this in.
- Management advised the pool gate was waiting on parts.
- Gilman started working on the pool pump but was waiting on DE grids.

New Business

- Management advised the associations annual meeting will be held in October. Annual mailout packets are being prepared and will be mailed in August.
- Management advised the associations annual budget meeting will be held in October.

Open Floor

The meeting was adjourned at 8:30 by Wayne.

The next meeting will be held on Monday, August 9th, 2021, at 7pm.