

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

June 14th, 2021

The June 14th, 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, 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 May 10<sup>th</sup>, 2021, meeting minutes by Bob and Linda second the motion. All were in favor and the motion passed.*

**Treasurer's Report:**

- Winston gave the Treasurer's report for May 2021.
- Winston informed the Board that the association was currently operating under budget by approximately \$15,000.
- Winston and Lynn met with the auditor on May 19<sup>th</sup>, 2021 and finalized the audit. It was sent to all Board members.
- Winston advised he renewed the CD.
- Legal expenses are up but this was expected. The newsletter was \$2,000.

**Committee Reports:**

**Landscape report** was given by Winston.

- Arroyo Landscape was purchased by Juniper Landscape. All the management and service will remain the same for now with Robert being the main contact.
- Winston asked the Board to consider the cost of mowing the ponds, which is approximately \$8,000 per year. This is actually the County's responsibility.
- Winston purchased 3 trees that he, Gary, Larry and Alex will plant in the community.
- Arroyo Landscape should be trimming the palm trees soon.
- Larry and Gary will paint the base of the Duke Energy box at the 4 way stop.
- *Cheryl motioned and Winston second the motion to purchase 2 Bar-B-Q grills for the picnic area. All in favor and the motion passed.*

**Maintenance report** was given by Larry.

- Larry advised the gate to the pool was fixed again. *Cheryl motioned and Bob second the motion to accept the Lane Electronics proposal of \$2854.20 for a commercial gate at the entrance to the pool. All in favor and the motion passed.*

**ARB report** was given by Cheryl.

- An ARB report was provided in the Board packets.

- Cheryl discussed with the board the alternative type of roof options such as Silicon, Metal or Tesla's "Smart Roof". The Board discussed that the HOA documents could not restrict any energy saving addition to a home.

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

- The Management report for June 2021 was provided in the Board packets.
- A collection report for June 2021 was provided in the Board packets which resulted in four homeowners with the attorney. Management will request the quarterly legal report for the next meeting.
- A violation report was provided in the Board packets.
- A homeowner and his guest provided the Board with pictures from homes in Eagles Glen that they felt should be forced to comply with landscape and maintenance standards and homeowners should incur a special assessment for the repair.
- Management was asked to obtain a legal opinion from the association's attorney as to remedies available to bring homeowners into compliance. Self-help and force cure language is in the documents, but the attorney has advised against it in the past.
- Management advised the home on Spring Brook is at mediation status for the chimney.
- Management was asked to find a list of Florida friendly yard options and acceptable ground covers for homeowners to use as an option where grass does not grow well.

**Old Business**

- The Board was presented with two proposals to fix the inoperable meter at the entrance to Cypress Glenn. Smithson Electric at \$7675 to run the cable and Duke Energy at \$438.76 to upgrade the closer existing pedestal. ***Cheryl motioned and Gina second the motion to approve the repairs needed at Cypress Glenn entrance not to exceed \$8500. All in favor and the motion passed.***
- Management briefed the Board on the plight for AT & T Fiber in the neighborhoods that do not have it. A T & T has stated that fiber will not be offered to all neighborhoods and the clubhouse has the highest available service they offer in the area.
- Management was asked to check with Blue Stream Fiber.

**New Business**

- ***Cheryl motioned and Linda second the motion to accept the two Gilman Pools proposals for preventative maintenance on the pool Disc Grids and DE Separation Tanks at \$3375 and \$,564.90 provided there was at least a year warranty on parts. All in favor and the motion passed.***

**Open Floor**

- A homeowner inquired about the possibility of another bench near the pond by the entrance to Eagle's Glen. Management was asked to price a new bench.
- Winston advised the Board that the 2020 Audit was complete and he forwarded copies to the Board. The Board confirmed they agreed with the audit.
- A homeowner advised management that his amenity keys were not working. Management will contact him to reactive his key.

The meeting was adjourned at 8:17 by Winston.

The next meeting will be held on Monday, July 12th, 2021 at 7pm.