

MINUTES OF THE JOINT ARB AND BOARD OF DIRECTORS MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
May 10th, 2021

The May 10th, 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 April 12th, 2021 meeting minutes by Winston and Linda second the motion. All were in favor and the motion passed.

Treasurer's Report:

- Winston gave the Treasurer's report for April 2021.
- Winston informed the Board that the association was currently operating under budget by approximately \$11,000.
- Winston is meeting with the auditor on May 19th, 2021 to finalize the audit.
- Winston would like the Board to consider removing the pond mowing from the current landscape contract with Arroyo Landscape and let the County do it. Cheryl advised the County only mows every 5 to six weeks. Management was asked to get a proposal from Arroyo Landscape without pond mowing.

Committee Reports:

Landscape report was given by Winston.

- Linda advised the Board that the pond in the center of Branchwater Court has quite a bit of growth and would like it addressed. Management was asked to contact Southern Aquatics as well as the County.

Maintenance report was given by Larry.

- Larry advised the gate to the pool was broken and had been vandalized. Management was asked to contact Lane Electronics as well as Dave's Fence to obtain proposals to replace it with something more commercial and stronger.
- The meter at Cypress Glenn remains non-operational. Larry met with Duke Energy and is waiting on a proposal to move the transformer closer. He would like Management to contact Duke Energy again to see if they can come off the transformer closer at 10716 Spring Brook.
- Larry reported the flush valve in the men's bathroom was fixed but he would like to research a regular flush valve. Cheryl asked for a proposal.

ARB report was given by Cheryl.

- An ARB report was provided in the Board packets. Most were for fences.

Manager's Report was given by Lynn.

- The Management report for May 2021 was provided in the Board packets.
- A collection report for May 2021 was provided in the Board packets which resulted in six homeowners with the attorney.
- Management reported that 10669 Satinwood was turned over to the attorney and a claim of lien was filed.
- A violation report was provided in the Board packets.
- The Board was briefed on the recent mediations. Both ended at an impasse. A discussion regarding hurricane shutters took place with most of the Board stating they did not want to change the rule regarding hurricane shutters. Management was asked to send a letter to the affected homeowners.
- Management advised that the HOA is not responsible for homeowner views.
- The area between the street and sidewalk is homeowner maintained.

Old Business

- *Cheryl motioned and John second the motion to have Gary and Larry clean the pool furniture and have it out and available to homeowners by May 15, 2021. All in favor and the motion passed.*
- Management was asked to contact Majestic Services regarding the cleaning of the pavilion, pool furniture, bathrooms, kitchen, and floors. The Board would like to have the areas hard cleaned on Mondays and soft cleaned on Thursdays. Also, the Board would like to see if Majestic Services can provide a “clean wipe” type of dispenser for homeowner use while using the amenities.
- The Board decided to continue with Last Chance Enterprises regarding pool attendants for the Summer. They would like Saturday and Sunday from 11 am until 7pm. Services would start Saturday, May 29th, 2021. The Board would like the attendant to be scheduled on Monday, May 31st, 2021 for the Memorial Day.
- Management advised they would send out a newsletter regarding amenity access, noise, pets in the pool and playground area, and pressure washing.

New Business (NONE)

Open Floor

- A homeowner asked for clarification regarding a tree in the area between the road and sidewalk. Management advised the HOA documents give this responsibility to homeowners. A permit from the County may be required.
- Winston asked about pets on the pool deck and playground. Management will place this in the newsletter.
- Management was asked to call St. Johns Water Management regarding the pink “apple snail” eggs which have infested some trees near Satinwood.

The meeting was adjourned at 7:55 pm by John.
The next meeting will be held on Monday, June 14th, 2021 at 7pm.