

MINUTES OF THE JOINT ARB AND BOARD OF DIRECTORS MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
September 13, 2021

The September 13th, 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, 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.

Orange County Sheriff's Office Report

- Deputy Jose Vazques with the Crime Prevention Unit addressed the membership regarding the current crime statistics in the neighborhood. Crime is low in Cypress Springs compared to other communities.
- Deputy Vazques addressed the Board and membership regarding the legalities of "voyeurism" There is an ongoing investigation, and a police report has been filed. Residents who witness any incident should report immediately to 911. They should get a video, if possible. A police report should be filed by the victim.

MINUTES APPROVAL

A motion was made to accept the August 9th, 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 August 2021.
- Winston informed the Board that the association was currently operating under budget by approximately \$26,000.

Committee Reports:

Landscape report was given by Winston.

- The bench has been installed by Eagles Glen.
- Management was asked to have Sam with A Competitive Tree remove the two dead pine trees by Cypress Glen.
- ***Cheryl Motioned and Gina second the motion to authorize up to \$2500 for landscape issues at Eagles Glen, Cypress Meadows, the 4-way stop and the pavilion. All in favor and the motion passed.***

Maintenance report was given by Larry.

- The electric issue at Cypress Glenn is complete.
- The lights at the front entrance and Cypress Meadows and Cypress Cove have been fixed.
- The lights at the Cypress Springs I sign by the clubhouse have been vandalized. Larry will look for some flush mounted lights for replacement.
- The floors in the bathrooms will be painted in November. Management was asked to let Lane Electronics know to restrict all bathroom door access when the floors are painted.
- The lights at the fountain have been fixed.
- The kitchen has been cleaned, the refrigerator fixed, and the microwave replaced.

- Management was asked to let the janitorial crew know to check the temperature knobs when cleaning. They should be right in the middle.
- Larry provided the Board with H & C Concrete sealers pamphlet. The Board needs to decide on 4 or 5 colors for approved driveway paint. This item was tabled. Cheryl advised the Board and homeowners that the sidewalk nor the apron could be painted.

ARB report was given by Cheryl.

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

Manager's Report was given by Lynn.

- The Management report for September 2021 was provided in the Board packets.
- Management advised that there has been no movement on the 2 matters with the attorney.
- A collection report for September 2021 was provided in the Board packets which resulted in five homeowners with the attorney.
- A violation report was provided in the Board packets.
- Four collection matters are ready to turn over to the attorney. ***Cheryl motioned and Linda second the motion to send the 4 collection accounts to the attorney. All in favor and the motion passed.***

Old Business

- Management advised Duke Energy has completed the upgrade to the pedestal and Smithson Electric ran the new wire at Cypress Glen. The address on this account was changed to 10690 Cypress Pavilion Parkway (as per David Blagg's instructions).
- Driveway colors and cracks: This item was tabled.
- The annual and budget meeting will be in October. Notices and intents have been mailed.

New Business

- Management provided the Board with a proposal for janitorial services from M & V Services. The Board decided to stay with Majestic Services as they have been improving.
- Parents from the school are parking in the Cypress Springs parking lot. The HOA received an email from Christina Pichardo-Cruz who is the Assistant Project Manager of School Safety. The Board does not feel they can close off the parking lot as this would allow for more traffic down Cypress Pavilion Parkway and Cypress Springs Parkway. This would cause more of a safety issue. A discussion regarding adding a crossing guard or attendant was tabled.
- Management was asked to inform Last Chance Enterprises that they will continue using them as pool attendants through October 15th, 2021, at this time.

Open Floor

- A homeowner advised the pond on Branchwater has been treated and the pond and vegetation are doing poorly. He inquired as to the HOA's contract with Southern Aquatic Management and the chemicals used. Management was asked to contact Southern Aquatic Management and obtain the information. Southern Aquatic Management was contracted to do 3 treatments as homeowners were complaining the County had not treated the area behind 1886 Branchwater. Two treatments are complete. Management will tell Southern Aquatic Management to not do the third treatment.

The meeting was adjourned at 8:36 by Winston.

The next meeting will be held on Monday, October 11th, 2021, at 7pm.