

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS and RULES AND
REGULATIONS MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
April 11, 2022

The April 11, 2022, Board of Directors and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:03 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, Gina Dreistadt, Linda Mitchell, Wayne Hunte Bob Doane, and John Passarella. 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.

OCSO REPORT

Officer Jennifer Barton addressed the Board with the OCSO Quarterly Report. There was one reported break in. She discussed Flock Safety and its value for the cost of the cameras. A Board member asked about gunshots that were heard and suggested it could be people shooting at deer.

BLUE STREAM FIBER

Blue Stream Fiber gave a presentation to the Board regarding fiber. They suggested a Town Hall Meeting via zoom to survey homeowner interest. Management was asked to forward the contact information for Bono & Associates.

MINUTES APPROVAL

A motion was made to accept the March 14th, 2022, 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 March 2022.
- Winston informed the Board that the HOA was approximately \$15,000 under budget.
- Winston emailed the financial report to the Board.
- The audit draft from the CPA has been received and a meeting is set for May 19th, 2022.

Committee Reports:

Landscape report was given by Winston.

- The installation of annuals is delayed due to availability.
- Another bougainvillea was ordered and approved.

Maintenance report was given by Larry

- Larry is still working with Alex to fix the American Flag
- The bathroom floors have been finished.
- Some kids were vandalizing the gate again.
- Larry would like training from Lane Electronics on pulling video.
- Larry suggested that this Winter, amenity cards should be disabled to the bathrooms.
- Management was asked to advise Last Chance Enterprises to inform their attendants that kids need to have an adult with them.

- Management was asked to contact Fast Signs again regarding the meeting with Larry. This is for a proposal for new monument signs.

ARB report was given by Cheryl.

- An ARB report was provided in the Board packets.
- Management asked about ARB approval for a homeowner who would like to keep bees in his backyard. It was suggested this would not be approved as bees are not a pet and could be considered a farm animal. Also, beekeepers must be licensed and registered.

Manager's Report was given by Lynn.

- The Management report for April 2022 was provided in the Board packets.
- A collection report for April 2022 was provided in the Board packets
- A violation report was provided in the Board packets.
- Management advised that there was a deposition scheduled regarding the hurricane shutter issue.

Old Business

- Winston purchased the ceiling fans for the pavilion. Doc Watts Electric is in the process of vendor approval.
- Flock Safety was discussed. The Board feels this is not an expense they are willing to take on currently.

New Business

- Management advised that UPS has still not paid for the holiday storage PODS. She informed the Board that UPS has been notified that for future contracts, the fee must be prepaid before PODS are permitted on property.
- Management asked the Board for thoughts on permitting Cypress Springs II residents to purchase amenity access. The Board declined citing that the amenities are for Cypress Springs I residents and access would suffer.
- Management asked for the summer schedule for Last Chance Enterprises and Majestic Cleaning. Last Chance will start Memorial Day weekend for Friday, Saturday, Sunday, and Holiday coverage from 12 noon until 8pm. Majestic will start Memorial Day weekend and the schedule will be Friday and Monday mornings for cleaning.

Open Floor

The meeting was adjourned at 8:31 pm by Linda

The next meeting will be held on Monday, May 9th, 2022 at 7pm.