

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
August 8, 2022

The August 8th, 2022, Board of Directors and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:01 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, and Bob Doane, Wayne Hunte 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 July 11th, 2022, meeting minutes by Linda and Gina second the motion. All were in favor and the motion passed.

Treasurer's Report:

- Winston gave the Treasurer's report for July 2022.
- Winston informed the Board that the HOA was approximately \$32,000 under budget.
- Winston emailed the financial report to the Board.
- Winston advised there are still outstanding expenses.

Committee Reports:

Landscape report was given by Winston.

- **Winston motioned and Cheryl second the motion to approve the annual installation for 9/1/22 t \$1440. All in favor and the motion passed.**

Maintenance report was given by Larry

- Maintenance completed the work on the steps at the clubhouse.

ARB report was given by Cheryl.

- An ARB report was provided in the Board packets.

Manager's Report was given by Lynn.

- The Management report for August 2022 was provided in the Board packets.
- A collection report for August 2022 was provided in the Board packets
- A violation report for August 2022 was provided in the Board packets.
- Management advised that a deposition was scheduled for August 29, 2022.
- Management asked regarding political signs, banners, and flags. Signs are not permitted but banners and flags are permitted in the flower beds and not yards.

Old Business

- Letters for the monument signs were discussed. Management was asked to obtain a proposal from Fast Signs for one set of every neighborhood sign as well as one set of all capital letters and then also some extra "e", "y" and "s" letters.

- Janitorial contract was discussed. Management obtained three two proposals to compare. Majestic Cleaning is approximately \$100 per cleaning. M & V Janitorial is approximately \$175 per cleaning and MoHan Cleaning is approximately \$80 per cleaning.
- Management was asked to inform Majestic Cleaning that they were doing a close watch for 30 days and if the services did not improve, they would give the required 30-day notice.
- This item was tabled.

New Business

- Management provided 2 pressure washing proposals. BPW proposed \$9832.50 which covered all sidewalks, storm drains, curbs, and the wall. FM Solutions proposed \$13,366 which includes all sidewalks, storm drains and some curbs.
- ***Gina motioned and Linda second the motion to accept the BPW proposal for \$9832,50 with the inclusion of at least 3000 linear feet of wall and all sidewalks, storm drains, and curbs. All in favor and the motion passed.***
- Management was asked to send an email blast to all homeowners advising that some yield signs have been changed to stop signs.
- Gina asked the board about the possibility of a pickleball court.
- ***Cheryl motioned and John second the motion to approve up to \$1000 for pool repair recommended by Gilman Pools. All in favor and the motion passed.***
- The Board discussed RV parking. Management has received complaints from neighbors regarding the frequency and time for RVs to park in driveways. Management was asked to contact the HOA's attorney for a solution and possible resolution. This item was tabled.
- Short term rentals were discussed. Management was asked to contact the HOA's attorney for an attorney opinion. The Board would like to protect property values by limiting the number of rentals and the duration of rentals. This item was tabled.
- Management will ask Larry with maintenance to trim the tree at the entrance of Cypress Cove.

Open Floor

- Linda advised management that a violation sent to her neighbor was hers although the palm tree branches were on the line between the two homes.
- A homeowner from 1600 Red Clover was upset that he had received numerous violations pertaining to mowing. Management advised violations were sent within the guidelines but would check the timing of the letters.
- A homeowner inquired about renting the pavilion but needed special permission to have an open paella cooking area. The Board permitted the rental but asked for event insurance from either the homeowner or the chef.
- Alex with Sunshine Irrigation asked management to contact Duke Energy regarding the damage to the irrigation transformer near the four way stop.

The meeting was adjourned at 8:08 pm by Bob

The next meeting will be held on Monday, September 12th, 2022, at 7pm.