

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS MEETING  
CYPRESS SPRINGS OWNERS' ASSOCIATION.  
December 12, 2022

The December 12, 2022, Board of Directors and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:04 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, Jennifer Sheehan, and Wayne Hunte present. Linda Mitchell and John Passarella 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 November 14, 2022, Board of Directors meeting minutes by Wayne and Gina second the motion. All were in favor and the motion passed.*

**OCSO Report:**

- Rida Langley with the Orange County Sheriffs Office addressed the Board and reported that Cypress Springs Owners had the lowest crime rate in the area. There were 266 calls for service in the area. 63 of those were from Cypress Springs Elementary. CSI had 56 calls. There were 2 traffic crashes. Some of the reports included Death, missing person, battery, Medical, Domestic Battery, Burglary, criminal mischief and there were 10 written citations and one verbal warning.
- Management was asked to follow up with OCSO regarding how many of the incidents were after hours with the off-duty patrol and how many were from regular patrol.

**Treasurer's Report:**

- Winston gave the Treasurer's report for December 2022.
- Winston informed the Board that the HOA was approximately \$35,000 under budget but the tree trimming, and community mulch were pending.
- Winston renewed the CD for a year.
- Winston reported the associations insurance experienced a 52% increase. Currently the HOA has a one-million-dollar umbrella and have requested Sihle Insurance to shop for another 1 million.
- The insurance premiums were discussed at \$17,770.24 for General Liability, \$7946.20 for Property, \$3653 for Directors and Officers/Crime, \$599 for Workers Compensation, and \$1649.94 for the Umbrella. The total is \$31,617.78.
- Management advised she had signed the renewal binding documents for the insurance.

**Committee Reports:**

**Landscape report** was given by Winston.

- Sam with Affordable Tree Service has begun the community tree trimming. He is also going to remove two dead pine trees complimentary.
- Christmas decorations are complete.

**Maintenance report** was given by Larry

- Larry treated the fire ants.
- Management was asked to check if Home Team Pest Defense completed the vendor smart registration so that the HOA can use them for Pest Control.
- Larry reported that approximately 150 of the 200 wall panels have been painted.
- The GFI's flagpole light and LED pole down in the parking lot are waiting on Smithson Electric to get scheduled.
- Larry was asked to check the water fountain at the pavilion. It is constantly running.
- Larry was asked to check the Christmas lights at Deer Lakes. The timer is not working, and they are constantly on.

**ARB report** was given by Cheryl.

- An ARB report was provided in the Board packets.
- The committee approved a shake style roof.

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

- The quarterly legal report was not provided.
- The Management report for December 2022 was provided in the Board packets.
- A collection report for December 2022 was provided in the Board packets
- A violation report for December 2022 was provided in the Board packets.
- Two collection matters were forwarded to the HOA's attorney.
- Management was asked to check with Martel and Ozim regarding the hurricane shutter situation and the need to send violation letters to this homeowner.

**Old Business**

- The pavilion floor cleaning and epoxy finish was tabled.
- Management was asked to contact Juniper Landscape regarding the sparse mulch from the 4-way stop down Cypress Springs Parkway toward Curry Ford Road.

**New Business**

No new business to discuss.

**Open Floor**

- A homeowner asked about a home on Spring Buck. Management will check the violation status.
- A homeowner asked about a home on Satinwood. Management will check the violation status.

The meeting was adjourned at 7:49 by Wayne

The next meeting will be held on Monday, January 9<sup>th</sup>, 2022, at 7:00 pm.