

MINUTES OF THE JOINT ARB AND BOARD OF DIRECTORS MEETING  
CYPRESS SPRINGS OWNERS' ASSOCIATION.

January 10, 2022

The January 10, 2022, 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, Gina Dreistadt, Linda Mitchell, Wayne Hunte and Bob Doane. John Passarella was 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 Sherriff's Office Report:**

- Officer Graham with OCSO gave a report to the Board regarding the off duty patrolling of the neighborhood. He had no major incidents to report and stated crime was low in the neighborhood.
- Officer Graham answered questions regarding commercial vehicle definition, towing, or ticketing commercial vehicles.

**MINUTES APPROVAL**

*A motion was made to accept the December 13th, 2021, meeting minutes by Linda and Waynel second the motion. All were in favor and the motion passed.*

**Treasurer's Report:**

- Winston gave the Treasurer's report for December 2021 as well as the end of 2021 totals.
- Winston informed the Board that there was approximately \$433,000 in the operating account. Accounts receivable was good. There is approximately \$243,000 in the Reserve account.
- Landscape is the biggest expense. Management fees are \$44,000 per year.
- 2021 finished at approximately \$15,000 under budget.

**Committee Reports:**

**Landscape report** was given by Winston.

- Winston advised the Board that the removal of dead pine trees has subsided as most have been removed.
- *Winston motioned and Cheryl second the motion to approve the Juniper Landscape proposal of \$685 for annual replacement and \$3140 for crepe myrtle trimming. All in favor and the motion passed.*

**Maintenance report** was given by Cheryl in Larry's absence.

- Management was asked to obtain proposals for 6 new ceiling fans for the clubhouse.
- *Cheryl motioned and Winston second the motion to approve the purchase of more Christmas lights at \$857.44. All in favor and the motion passed.*

**ARB report** was given by Cheryl.

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

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

- The Management report for January 2021 was provided in the Board packets.
- A collection report for January 2022 was provided in the Board packets
- A violation report was provided in the Board packets.
- Management presented the Board with an issue regarding the language in the Declaration that would take an amendment and membership vote to remedy. The language is in Section 10: Subordination of the Lien to Mortgages. Sale or transfer of any lot pursuant to a mortgage foreclosure shall extinguish the lien of such assessments as to payments which become due prior to such sale or transfer. This means the lien for assessments stays with the lot and therefore may be reallocated and assessed against all of the Lots as part of the annual budget and will become bad debt. This item was tabled.
- The Board was presented with a home on Satinwood Circle which is with the attorney for a violation matter as well as a collection matter. The Board would like to hold on mediation for the violation matter temporarily and pursue the collection matter first.
- Management advised the Board that the December Rules and Regulations meeting tabled the item of how to deal with commercial vehicles. This item was tabled.

### **Old Business**

- Fiber optics was discussed as an agenda item again. A homeowner request the Board revisit the possibility of doing a survey of homeowners to document interest in fiberoptics. The Board asked this homeowner to begin researching the request, but the Board was reluctant to commit homeowners to an exclusive contract with any fiberoptics company or sign any contract on their behalf.

### **New Business**

- The City Dump on Young Pine has experienced a fire and closed their hazardous waste area. People are being routed to a facility farther away.
- Management was asked to write a letter to the County Commissioner on behalf of the HOA. Further, management was asked to inform Cypress Springs II and other surrounding communities.
- ***Cheryl motioned and Winston second the motion to purchase a new irrigation pump and surge protectors, not to exceed \$2500. All in favor and the motion passed.***

### **Open Floor**

- A homeowner inquired about fiber optics availability.
- A homeowner inquired about street parking and commercial vehicles.
- Management was asked to provide a letter to Marge, crossing guard, stating that parking on the grass is authorized during crossing guard scheduled sessions.

The meeting was adjourned at 8:35 pm by Gina.

The next meeting will be held on Monday, February 14<sup>th</sup>, 2022, at 7pm.