

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS and RULES AND
REGULATIONS MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
March 14, 2022

The March 14, 2022, Board of Directors, ARB and Rules and Regulations 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 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.

MINUTES APPROVAL

A motion was made to accept the February 14th, 2022, meeting minutes by Bob and Lindan second the motion. All were in favor and the motion passed.

Treasurer's Report:

- Winston gave the Treasurer's report for February 2022.
- Winston informed the Board that the HOA was approximately \$10,000 under budget.

Committee Reports:

Landscape report was given by Winston.

- The Podocarpus by the clubhouse will be replaced.
- A Bougainville tree will be planted by Brandy Mill and Cypress Springs Parkway
- Sunpatiens will be installed on April 1st, 2022, for the annual change out.
- *Winston motioned and Gina second the motion to approve the estimate from Juniper for 10 Podocarpus, 4 bougainvillea bushes and other landscape items not to exceed \$1800 total. All in favor and the motion passed.*

Maintenance report was given by Larry

- Falcon reported the droppings in the maintenance room are old and no pests were detected.
- Gary cleaned the pool furniture and placed them out for use.
- The men's locker room floor has been epoxied and needs touched up. The lady's locker room is complete.
- Larry will check on replacing the emergency back up light in the pavilion.
- Larry is working with Alex to fix or replace the pully on the American Flag.

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 March 2022 was provided in the Board packets.
- A collection report for March 2022 was provided in the Board packets
- A violation report was provided in the Board packets.

RULES and REGULATIONS

- The Board was presented with the CYPRESS SPRINGS OWNERS ASSOCIATION, INC. BOARD RESOLUTION-COMMERCIAL VEHICLE, PARKING AND DRIVEWAY MAINTENANCE RULES document from attorney Martel and Ozim.
- Manager, Lynn Edwards, verified that the proposed Resolution was mailed to all homeowners 14 days prior to the meeting.
- Manager Lynn Edwards read the description of “Commercial Vehicle Rules, Parking Rules and Driveway Maintenance Rules” to the Board as well as homeowners in attendance.
- *Cheryl motioned and Winston second the motion to accept the Resolution as presented. All in favor and the motion passed.*

Old Business

- Management was asked to forward the Smithson Electric proposal to Larry so that he can research new ceiling fans for the clubhouse

New Business

Open Floor

- A homeowner asked if the HOA would get proposals to pressure wash the brick monument walls at the entrance of each neighborhood.
- Larry was asked to consider changing the letters on the entrances to something more durable and recessed.
- Winston and Lynn briefed the board on the Flock Safety conference call. Cameras will detect car license plates to aid OCSO in crime prevention.
- Management was asked to speak with Rida Langley regarding the need and if the \$2500 per camera per year expense was justified. Cheryl will reach out to Mike Bono to see if there is any statistical data regarding crime in Cypress II.
- A homeowner expressed his concern regarding the pond on Branchwater Trail and the County’s treatments.
- Management was asked to contact the County and see if they would provide a schedule of their treatment rotation.
- A homeowner requested the board meet again with Blue Stream Fiber and do a “drive around” to determine which homes have fiber and which do not. Cheryl stated she would volunteer.

The meeting was adjourned at 8:00 pm by Cheryl

The next meeting will be held on Monday, April 11th, 2022 at 7pm.