

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS and RULES AND  
REGULATIONS MEETING  
CYPRESS SPRINGS OWNERS' ASSOCIATION.  
May 9, 2022

The May 9th, 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, and Bob Doane present. Wayne Hunte 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 April 11, 2022, meeting minutes by Bob and Gina second the motion. All were in favor and the motion passed.*

**Treasurer's Report:**

- Winston gave the Treasurer's report for April 2022.
- Winston informed the Board that the HOA was approximately \$24,000 under budget.
- Winston emailed the financial report to the Board.

**Committee Reports:**

**Landscape report** was given by Winston.

- The installation of annuals has been completed.
- Winston would like to plant a few more flowering trees.

**Maintenance report** was given by Larry

- Larry is still working with Alex to fix the American Flag
- Larry believes kids are vandalizing the gate again and the restrooms.
- Larry would like training from Lane Electronics on pulling video.
- The faucet in the ladies' room has been fixed.
- Larry and Gary painted over the "FJB" on the wall.
- Larry and Gary painted and fixed the Eagles Glen sign.
- Management was asked to contact Fast Signs and obtain a new proposal for just letters for Deer Lakes. Larry would like to make the letters for all monument signs as needed.
- Larry and Gary cleaned the front entrance sign.
- Management was asked to obtain proposals for pressure washing the front entrance as well as all neighborhood monument signs. She was asked to contact Chris with Benny's Pressure Wash.
- Larry is going to replace the step with rotten wood at the pavilion.
- Management was asked to order one new umbrella to replace the one damaged in the storm.
- The new ceiling fans at the pavilion were installed by Doc Watts Electric.

**ARB report** was given by Cheryl.

- An ARB report was provided in the Board packets.

- Cheryl asked the Board if anybody would like to sit on the ARB committee.

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

- The Management report for May 2022 was provided in the Board packets.
- A collection report for May 2022 was provided in the Board packets
- A violation report was provided in the Board packets.
- Management advised that she attended the deposition for the hurricane shutter matter
- Management advised that a homeowner reported the legal matter regarding the incident at the pool went to trial. According to a homeowner in attendance, the accused homeowner pled guilty and is not allowed to visit the pool area. Management is waiting on the official police report to have the authority to restrict access.

**Old Business**

- Fiber was discussed again. Management was asked to rewrite the email blast from Blue Stream Fiber and submit to the Board for approval.
- Gina provided marketing materials for Broad Star Fiber.
- Pavilion rentals were discussed as there is a cleaning problem between back-to-back parties on the same day. Management was asked to see if Last Chance Enterprises pool attendant would be willing to take out the garbage and check/clean/restock bathrooms for \$30 per visit, if needed.
- Monument signs were discussed previously.

**New Business**

- Management was asked to solicit proposals for new janitorial contracts.
- Management advised the Board that Hurricane season preparations are underway. Management was asked to send out a newsletter discussing hurricane season, Fiber, pavilion rentals and amenity access.
- Management advised the Board that Home River Group is asking all vendors to register with VendorSmart. This is a third-party software that will help keep track of contracts, insurance and onboarding of new vendors.

**Open Floor**

The meeting was adjourned at 8:03 by Winston.

The next meeting will be held on Monday, June 13<sup>th</sup>, 2022 at 7pm.