

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS MEETING  
CYPRESS SPRINGS OWNERS' ASSOCIATION.  
November 14, 2022

The November 14, 2022, Board of Directors and Joint 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, Jennifer Sheehan, Wayne Hunte Linda Mitchell 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 October 10, 2022, annual meeting minutes and Board of Directors meeting minutes by Wayne and Linda second the motion. All were in favor and the motion passed.*

**Treasurer's Report:**

- Winston gave the Treasurer's report for November 2022.
- Winston informed the Board that the HOA was approximately \$32,000 under budget but he anticipated the HOA to go over budget due to large expenses pending.
- Winston emailed the financial report to the Board.
- *Winston motioned and John second the motion to approve up to \$1000 for a Lowes gift card for wall paint. All in favor and the motion passed.*
- *Winston motioned and Gna second the motion to approve up to \$2250 for Hurricane Nicole clean up. All in favor and the motion passed.*
- *Cheryl motioned and Linda second the motion to discontinue Last Chance Enterprises roving patrol to help with the OSCO increase. All in favor and the motion passed.*
- Management was asked to request Rida Langley, who represents OCSO to attend the next meeting and be prepared with reports and statistics.

**Committee Reports:**

**Landscape report** was given by Winston.

- *Winston motioned and Wayne second the motion to approve the proposal from Juniper Landscape for \$26,000 for mulch replenishment. All in favor and the motion passed.*
- Winston advised the Board that the proposal for tree trimming throughout the community is approximately \$26,000 from Affordable Tree Company as well as Juniper Landscape.
- *Winston motioned and Cheryl second the motion to approve the proposal from Smithson Electric for \$2950 to repair the LED light pole damaged by Hurricane Ian. All in favor and the motion passed.*
- *Winston motioned and John second the motion to approve the Juniper Landscape proposal of \$1812 for annuals. All in favor and the motion passed.*
- *Winston motioned and Jennifer second the motion to approve up to \$26,000 for community tree trimming. The motion was called to a vote and no other Board members approved the motion. The motion failed.*
- Management was asked to table this discussion for December 2022.

- Winston advised that Smithson Electric was contacted regarding the light at the flagpole, entrance lights at Cypress Green, and the GFI's at the front entrance. A proposal has been requested.
- Winston advised Sihle Insurance sent a letter stating the insurance overall will increase by approximately 30%. They are still shopping it, but management is authorized to sign the renewal and not let insurance lapse if better options are not available.
- Winston advised Orange County Sherriff's office sent a letter stating their rates are going from \$35 per hour to \$45 per hour plus expenses and coordinator pay. The Board discussed the impact to the budget.

**Maintenance report** was given by Larry

- Management was asked to request Stark Exterminators to check the lady's locker room again for ants.
- Management was asked to check with Majestic Janitorial as to where the blower, mop bucket and mop were located.
- Management was asked to advise OCSO of speeders throughout the community.

**ARB report** was given by Cheryl.

- An ARB report was provided in the Board packets.

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

- The quarterly legal report was not provided.
- The Management report for November 2022 was provided in the Board packets.
- A collection report for November 2022 was provided in the Board packets.
- A violation report for November 2022 was provided in the Board packets.
- One collection matter was forwarded to the HOA's attorney.
- Two covenant enforcement matters were authorized to send to the HOA's attorney for final demand letters and subsequent requests for pre-suit mediation.

**Old Business**

- Letters for the Cypress Green entrance have been ordered.
- The pavilion floor cleaning and epoxy finish was tabled. Three proposals have been presented to the Board.

**New Business**

- Storm clean-up was previously discussed. No further action is needed.
- Roving patrol was previously discussed. No further action is needed.

**Open Floor**

- A homeowner asked about the overflowing ponds.
- A homeowner asked about shed height requirements.
- A homeowner asked about storm debris cleanup and violation timelines.

The meeting was adjourned at 8:12 pm by John.

The next meeting will be held on Monday, December 12, 2022, at 7:00 pm.