

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
October 10, 2022

The October 10, 2022, Board of Directors and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:05 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, Bob Doane, 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.

ORGANIZATIONAL MEETING:

The current Board rolled over for a one-year term. Bob Doane relinquished his position on the Board. Cheryl Hoover appointed Jenifer Sheehan to the Board. Cheryl will remain the president, Gina will assume the Vice-President, Winston will remain Treasurer, John, Wayne, Linda and Jennifer will be Directors.

MINUTES APPROVAL

A motion was made to accept the September 12th, 2022, meeting minutes by John and Winston second the motion. All were in favor and the motion passed.

Treasurer's Report:

- Winston gave the Treasurer's report for October 2022.
- Winston informed the Board that the HOA was approximately \$28,000 under budget.
- Winston emailed the financial report to the Board.
- Winston advised there are still large outstanding expenses for the year such as mulch and tree trimming.
- Management was asked to secure community patrol for Halloween from 7pm – 11pm.
- Winston advised the Board that there will be no increase in HOA dues for 2023.
- *Winston motioned and Cheryl second the motion to approve the 2023 Budget as presented. All in favor and the motion passed.*

Committee Reports:

Landscape report was given by Winston.

- The annual plants at Cypress Green were stolen. The Board decided to repurchase and replace them.
- Management presented a proposal from Juniper Landscape for \$6646 to replace the damaged sod on Cypress Springs parkway. The Board asked management to check with Sunshine Irrigation for another proposal.
- Winston will meet with Juniper to discuss Hurricane Ian clean up and other matters.

Maintenance report was given by Larry

- Larry reported he and Gary repainted the wall where it was vandalized after the hurricane.
- The pressure washing was complete and approved.
- Larry replaced the pulley and the American Flag again.

- Larry and Gary will begin checking all of the GFI and electric needs at the monument signs to get ready for the holidays.

ARB report was given by Cheryl.

- An ARB report was provided in the Board packets.
- Cheryl and the Board discussed metal roofs and asked that any homeowner that would like a metal roof submit an ARB with pictures. They would prefer the shingle look rather than straight metal.

Manager's Report was given by Lynn.

- The quarterly legal report was discussed. The two pending legal actions with the HOA's attorney are both ongoing. No resolution has been reached.
- The Management report for October 2022 was provided in the Board packets.
- A collection report for October 2022 was provided in the Board packets
- A violation report for October 2022 was provided in the Board packets.

Old Business

- Letters for the monument signs were discussed again. Larry would like large "G" and "C" letters in ½ inch thickness. However, the DEER LAKES sign was ordered and installed in ¼ inch thickness. ***Jennifer motioned and John second the motion to order all the letters for CYPRESS GREEN so that they would be uniform. All in favor and the motion passed.***
- Wayne advised Cypress Villas had a new sign.
- Tree trimming for the common community areas was tabled. Winston would like this done in November or December.
- The pavilion floor cleaning and epoxy finish was tabled. Management was asked to obtain proposals for just the pavilion floor and not the kitchen and restrooms.

New Business

- Management reported that clean up from Hurricane Ian was underway. Roads and Drainage have been notified of the ponds and road flooding; Duke Energy has been notified of down poles. Management was asked to report a pole down by Cypress Crossing and Brandy Mill and Cypress Springs Parkway.

Open Floor

- A homeowner from Eagles Glen complained about Juniper Landscaping and their mowing around the ponds. They are running over trash and blowing debris and grass clippings back into the pond. Winston indicated he would address with homeowner Justin and Juniper Landscape.
- A homeowner asked about the lack of consistency for ARB and violations. Jonathan Aponte was appointed to the ARB committee.
- Bob Doane will remain on the Tennis Committee.

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

The next meeting will be held on Monday, November 14, 2022, at 7:00 pm.