

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS MEETING  
CYPRESS SPRINGS OWNERS' ASSOCIATION.  
April 10<sup>th</sup>, 2023

The April 10th, 2023, 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, Linda Mitchell, and Jennifer Sheehan present. John Passarella and Wayne Hunte 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 March 13<sup>th</sup>, 2023, Board of Directors meeting minutes by Linda and Gina second the motion. All were in favor and the motion passed.*

**Treasurer's Report:**

- Winston gave the Treasurer's report for March 2023.
- Winston informed the Board that the HOA was approximately \$8384 under budget.
- The audit draft was reviewed by Winston. *Winston motioned and Cheryl second the motion to accept the audit from Affinity CPA. All in favor and the motion passed.* Management will set up a meeting between Winston and Mike DeMare to finalize the audit.
- Winston advised the Board that he would like to move 50,000 from reserves into a CD. *Cheryl motioned and Linda second the motion to move 50,000 dollars from reserves to a 6-month CD at an interest rate of 4.158%. All were in favor and the motion passed.*

**Committee Reports:**

**Landscape report** was given by Winston.

- Winston reported he and Gina met with Jason with Juniper Landscape regarding the replacement of frost damaged plants.
- *Cheryl motioned and Gina second the motion to approve up to \$7500 as proposed by Juniper Landscape to replace the frost damaged plants and install the annuals. All in favor and the motion passed.* A homeowner inquired as to the availability of Florida Native plants.

**Maintenance report** was given by Larry.

- Larry advised a deer was shot by the pond off Spring Brook.
- Larry advised the pool water was low and the leak detection from Red Rhino is scheduled for May.
- Larry advised there are quite a bit of trash cans left at the curb on non-pick-up days. Management has been violating.
- It was reported that the lights were out at the front entrance and down Cypress Springs Parkway. Management will check with Duke Energy.

**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 April 2023 was provided in the Board packets.
- A collection report for April 2023 was provided in the Board packets.
- A violation report for April 2023 was provided in the Board packets.
- ***Cheryl motioned and Gina second the motion to accept the Collection Policy as drafted by Attorney Jason Martel. All in favor and the motion passed.***
- Management was asked to advise OCSO of vehicles parked in the street that are blocking traffic or driveways.

**Old Business**

- **Cheryl motioned and Winston second the motion to approve the \$1000 proposal from Gilman Pools to fix the filter plumbing. All in favor and the motion passed.**

**New Business**

- ***Cheryl motioned and Winston second the motion to approve up to \$7500 to replace the pavilion floor with an epoxy floor, as per Alex's referral's proposal. All in favor and the motion passed.***

**Open Floor**

- A homeowner inquired about the yellow house on Sienna and was advised the homeowners have been notified and given 6 months to see if the color fades or to repaint.
- Management inquired about a report of a treehouse being built in the backyard of a home on Branchwater. A letter was sent to the owners but there has been no response.
- A homeowner inquired about the rule regarding parking of large vehicles, recreational vehicles and boats on the County roads and driveways.
- Management was asked to request "No Parking" signs for the grassy area by the pond at the entrance to Eagles Glen.

The meeting was adjourned at 8:01 pm by Cheryl.

The next meeting will be held on Monday, May 8th, 2023, at 7:00 pm.