

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
August 14, 2023

The August 14, 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, John Passarella, and Wayne Hunte. Jennifer Sheehan was 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 July 10th, 2023, Board of Directors meeting minutes by John and Linda second the motion. All were in favor and the motion passed.

Orange County Sheriff's Report

Cheryl reported that the off-duty patrol reported high profile patrol and general security prevention. There was one traffic stop on 7/5/23.

Treasurer's Report:

- Winston gave the Treasurer's report for July 2023.
- The HOA is approximately \$1600 under budget.
- Winston indicated that he needs to know the life expectancy of the intended pool repairs, such as the resurface and filtration repairs, for reserve purposes.
- Winston stated the large repairs to the pool must be done in 2023.

Committee Reports:

Landscape report was given by Winston and Gina

- Weather and irrigation are affecting the landscape.

Maintenance report was given by Larry.

- Larry would still like a camera in the parking lot. A proposal from Lane Electronics of \$4500 was presented to the Board. This item was tabled pending the outcome of the useability of the video for the current vandalism issue at the playground.
- Larry stated Alex may have a less expensive option of approximately \$500.
- The Board was presented with a proposal from Smithson Electric to replace the vandalized electric pole for \$2495. This item was tabled pending Board discussion on moving the pole to a better area.
- Larry and Gary fixed the rotten wood by the pool pump and on the deck stairs.
- Alex installed a new toilet.

ARB report was given by Cheryl.

- An ARB report was provided in the Board packets.

- Jonathan provided some sample base colors for ARB approvals. He stated all colors could be considered but would like the ARB committee to begin with a base line of approved colors. The Board did not like the chartreuse color and asked for it to be removed.
- Jonathan defended his concern about a fence that was approved on a homeowner's property line. If the homeowner walked out their gate, they would be on the neighbor's property.

Manager's Report was given by Lynn.

- The Management report for August 2023 was provided in the Board packets.
- A legal update was not provided as it is quarterly.
- A collection report for August 2023 was provided in the Board packets.
- A violation report for August 2023 was provided in the Board packets.
- Management advised the Board that the commercial build matter was heard by the judge, and they are waiting on the response for the Motion for Summary Judgement.

Old Business

- Pool Maintenance was discussed.
- The Board was presented with the 3 proposals for resurface again. The Board asked Management to inquire of each company the following: Materials used, warranty, lane line status and any cost savings for bunding services.
- Management asked if the Board was going to change pool maintenance companies or remain with Gilman Pools. The Board advised they are staying with Gilman Pools.

New Business

- The Board discussed the vandalism at the playground. Jennifer did the police report for the HOA. The Board would like to prosecute for damages. Management has already contacted OCSO and provided the door swipe report and video to the investigator assigned.
- The HOA's attorney advised that a "Compliance Committee" could be established and sent the guidelines.
- Management was asked to solicit volunteers to serve on the committee.

Open Floor

- Management advised that Last Chance Enterprises would remain on Friday, Saturday and Sunday shifts until Labor Day. They will be on Duty, Monday September 4th, 2023, for Labor Day. Last Chance Enterprises will then pivot to Saturday and Sunday services and pavilion rentals only through October 15th, 2023. They will then be on an "on call" schedule.
- The owner of 10625 Spring Buck Trail addressed the Board and asked for reconsideration for the Approved with Stipulations ARB application regarding his fence. The ARB committee advised they would approve without stipulations.
- A homeowner on Blue Fox asked the Board to intervene with cars parking on the cul-de-sac. She was advised to call Orange County and report the offense.
- Management was asked to follow up on the replacement pool deck umbrella.

The meeting was adjourned at 8:00 by Cheryl.

The next meeting will be held on Monday, September 11th, 2023, at 7:00 pm.