

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS MEETING  
CYPRESS SPRINGS OWNERS' ASSOCIATION.  
December 11, 2023

The December 11, 2023, Board of Directors and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:02 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, Gina Dreistadt, Jennifer Sheehan, Wayne Hunte. John Passarella and Winston Cooke present. Linda Mitchell 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 November 13th, 2023, Board of Directors meeting minutes by Winston and Cheryl second the motion. All were in favor and the motion passed.*

**OCSO Report**

Rida with OCSO off-duty patrol addressed the Board and membership.

- There was an incident on Satinwood Circle which is an ongoing investigation for Domestic. Rida will let management know when the report is available.
- A parking issue on Water Hyacinth was a legal parking situation so nothing could be done.
- The parking issue on Blue Fox Court was resolved and the truck moved.
- No violent crimes reported in the neighborhood.
- Management was asked to compile reports for the home on Satinwood where heavy traffic was reported. The times are midnight to 7am as well as 5pm – 7pm.
- Homeowners have been reporting to the Board, but no police reports were filed.

**Treasurer's Report:**

- Winston gave the Treasurer's Report and advised the HOA is approximately \$30,000 over budget.
- The operating account has approximately \$410,000.
- Due to pool repairs, the \$150,000 CD was not renewed.

**Committee Reports:**

**Landscape report** was given by Winston.

- The property received a full mulch.
- The annuals were installed and the petunias were replaced.

**Maintenance report** was given by Larry.

- Larry advised that the maintenance team replaced 2 GFI's at the neighborhood entrances. This should fix the Christmas light problem.
- Larry stated he was opposed to the pool pump and filtration purchase. The maintenance team will not do any work at the pool or pump going forward.
- Larry advised the pole to replace the light is too tall, the LED light needs to be brighter, and the globe is not the right style. Management will check with Smithson Electric.

**ARB report** was given by Cheryl.

- An ARB report was provided in the Board packets.
- The ARB committee advised the Board that the new build on Water Hyacinth was inquiring about a fence. Management will check the set-back requirements in the HOA documents.

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

- The Management report for December 2023 was provided in the Board packets.
- A legal update was not provided as it is quarterly.
- A collection report for December 2023 was provided in the Board packets.
- A violation report for December 2023 was provided in the Board packets.
- Management advised that the trial regarding hurricane shutters was still in recess pending settlement negotiations.

**Old Business**

- The front entrance and all neighborhood monument signs were decorated by volunteers.

**New Business**

- Management advised the 2024 insurance proposal was signed. Winston and Lynn will meet with Sihle on 12/13/23 to discuss policy coverages and updates.
- AT&T Fiber is being installed in some of the neighborhoods.
- Gna provided a map of areas that need pressure washed. Management provided the report to BPW and is waiting for the proposal.
- Management received a proposal from the HOA's attorney regarding Document revamp and update. The estimate is \$2500 for an evaluation and recommendation of resolutions. The estimate to completely redraft the documents is \$7500; This item was tabled.

**Open Floor**

- A homeowner asked about mowing around the ponds again. Management advised that it had been reported to Orange County.
- A homeowner asked about the drainage issue in front of the community. Cheryl advised this was St. Johns Water Management. The homeowner will follow up with them.
- A homeowner on Spring Buck complained again about her neighbor's fence. Cheryl advised the fence is on the neighbor's property and the ARB approved it.

The meeting was adjourned at 8:10 pm by Cheryl.

The next meeting will be held on Monday, January 8<sup>th</sup>, 2023, at 7:00 pm.