

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS MEETING  
CYPRESS SPRINGS OWNERS' ASSOCIATION.  
July 10, 2023

The July 10<sup>th</sup>, 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 Jennifer Sheehan present. Wayne Hunte 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 June 12<sup>th</sup>, 2023, Board of Directors meeting minutes by Winston and Cheryl second the motion. All were in favor and the motion passed.*

Last Chance Enterprises:

Dennis Last addressed the Board and requested an increase in the hourly attendant rate from \$20 per hour to 423 per hour. *Linda Motioned and Jen second the motion to approve the increase in rate from \$20 per hour to \$23 per hour for Last Chance Enterprises. All in favor and the motion passed.*

- The Board asked Dennis to consider a proposal for “on call” services should they need to call him to the area for an ongoing disturbance.
- Last Chance Enterprises was informed that all holidays would require an attendant.

Treasurer's Report:

- Winston gave the Treasurer's report for June 2023.
- There is approximately \$10,800 receivable.
- Irrigation repairs are over budget by approximately \$6500.
- Electric is over budget by approximately \$1300.
- Total over budget is approximately \$4360.
- Management was asked to inquire of Duke Energy regarding the leased electrical poles verses County Taxes paid for the same item.

**Committee Reports:**

Landscape report was given by Winston and Gina

- Winston and Gina will meet with Juniper for a community walk through on 7/12/23.
- A homeowner was upset that neither the County, nor Juniper was mowing the pond behind his home.
- Management asked them to contact the County regarding two ponds and mowing. Winston and Gina will also address this with Juniper Landscape. Management will contact Orange County again.

Maintenance report was given by Larry.

- Larry would like a camera in the parking lot.
- Management was asked to obtain a door swipe report for 7/4/23 due to the vandalism and trash left by illegal fireworks.

- Alex has a plumber to fix the toilet.
- Larry is upset that people are still shooting deer in the neighborhood. Management was asked to send an email blast addressing the need to call the sheriff should deer poaching and shooting be heard.

**ARB report** was given by Cheryl.

- An ARB report was provided in the Board packets. Cheryl advised the Board that the requests were mostly roofs and paint.
- Management advised that the home on Sienna Court was asked to submit an ARB for repainting by 8/1/23.

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

- The Management report for July 2023 was provided in the Board packets.
- A legal update for June 2023 was provided in the Board packets.
- A collection report for July 2023 was provided in the Board packets.
- A violation report for July 2023 was provided in the Board packets.
- The Commercial build legal matter was presented to the judge for the HOA's Motion for Summary Judgement on July 10<sup>th</sup>, 2023. Management will follow up.
- There is no update on the hurricane shutter situation yet.

**Old Business**

- Pool Maintenance was discussed.
- Resurface proposals were presented to the Board. Classic Marcite for \$64,950. Theisen Brothers proposal for \$67,268.
- Management was asked to check with Classic Marcite, Theisen Brothers and Southeast Pools to inquire if each company could provide Filtration, pump and resurface proposals.

**New Business**

- The Board discussed the issue of tarps on roofs. These homeowners are waiting on insurance claims and cannot remove the tarps, but some have been in place for over 2 years. Management will obtain a legal opinion.

**Open Floor**

- None

The meeting was adjourned at 8:18 by Winston and Linda second.

The next meeting will be held on Monday, August 14<sup>th</sup>, 2023, at 7:00 pm.