

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
June 12, 2023

The June 12th, 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, Wayne Hunte and Jennifer Sheehan 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.

MINUTES APPROVAL

A motion was made to accept the May 8th, 2023, Board of Directors meeting minutes by Linda and Wayne second the motion. All were in favor and the motion passed.

Treasurer's Report:

- Winston gave the Treasurer's report for May 2023.
- The financial statement is strong with \$441,180.97 in the operating account and \$296,074.14 in the reserve account.
- An estimate has been received for \$64,950.00 to resurface the pool. It is expected an estimate of over \$50,000.00 will be received to replace the pool pump system. It will become necessary to pay some of the expenses out of the operating account once the reserve account has been exhausted.
- Winston advised the Board that as a result the HOA will need to raise dues for 2024, keeping in mind that this will only generate \$22,575.40 in income.
- The Tree Trimming and Irrigation and Pool Maintenance are over budget.

Committee Reports:

Landscape report was given by Gina.

- Juniper proposed \$408 to install mimosa by the shower by the pool.
- *Gina motioned and Cheryl second the motion to approve the Juniper proposal of \$408. All in favor and the motion passed.*

Maintenance report was given by Larry.

- 8 benches were fixed. Larry will check on using recycled plastic, wood or metal.
- The handicapped toilet as fixed. ARK Plumbing replaced the flush valve unit for \$900.
- Juniper is not blowing or bagging the pine needles off of the tennis courts.
- Management was asked to obtain a \$500 Lowes Card for Larry.
- Alex is to send a proposal for a 5 galon water heater in the maintenance room.
- Gilman Pools started the black algae treatment.
- Alex and Larry fixed the corroded wires at the pool pump.

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 fences.
- Jonathan would like to revamp the color schemes.

Manager's Report was given by Lynn.

- The Management report for June 2023 was provided in the Board packets.
- A collection report for June 2023 was provided in the Board packets.
- A violation report for June 2023 was provided in the Board packets.
- The Commercial build legal matter is set to go before a judge on July 10th, 2023.
- There is no update on the hurricane shutter situation yet.
- *Cheryl motioned and Jen second the motion to send 9 matters to the attorney for collections. All in favor and the motion passed.*

Old Business

- Pool Maintenance was discussed. Gilman Pools completed the pump plumbing and also distributed the chemicals for the black algae treatment.
- One resurfaces proposal was received by Classic Marcite for \$64,950. Management has requested two more proposals.

New Business

- Management was asked to sign the Juniper Landscape Hurricane Preparation Agreement.

Open Floor

- Management was asked to inquire of Last Chance Enterprises of the possibility of monitoring and responding to camera situations.
- A homeowner was upset about receiving a violation regarding parking on the sidewalk.
- Management was asked to advise the new home construction owner that they are responsible for electric and irrigation repairs at the entrance.
- Management was asked to contact Duke Energy regarding the irrigation damage and the inoperable lights on the left side of the entrance.
- Management was asked to obtain pool maintenance proposals.
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The meeting was adjourned at 8:09 by Wayne.

The next meeting will be held on Monday, July 10th, 2023, at 7:00 pm.