

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS MEETING  
CYPRESS SPRINGS OWNERS' ASSOCIATION.  
March 13<sup>th</sup>, 2023

The March 13<sup>th</sup>, 2023, Board of Directors and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:01 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, Wayne Hunte, Linda Mitchell and John Passarella present. 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 February 13<sup>th</sup>, 2023 Board of Directors meeting minutes by Gina and Cheryl 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 \$5,000 under budget but explained this number could fluctuate.

**Committee Reports:**

**Landscape report** was given by Winston.

- Winston reported he has another meeting set with Juniper Landscape to replace the plants damaged by the frost. He is still awaiting the estimate.
- Winston stated that annuals would be installed around April 1<sup>st</sup>. 2023.

**Maintenance report** was given by Larry.

- Larry advised that the HOA's irrigation by the new build on Water Hyacinth needs to be moved.
- Larry advised the men's bathroom sensor on the automatic flushing toilet was replaced.

**ARB report** was given by Cheryl.

- An ARB report was provided in the Board packets.

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

- The quarterly legal report was provided and discussed.
- The Management report for March 2023 was provided in the Board packets.
- A collection report for March 2023 was provided in the Board packets.
- A violation report for March 2023 was provided in the Board packets.

**OCSO Report**

- Cheryl gave a report from OCSO regarding the off-duty patrol program.

**Old Business**

- Filtration System was tabled pending the leak detection report from Red Rhino. Red Rhino approved at \$1210 for leak detection.

- Depth Markers were approved for Gilman Pools at \$2449.50 to remain DOH Compliant
- Floating filter and slide valves for Gilman Pools for pool approved at \$856.98.
- Larry asked Management to inform Gilman Pools that 3 lights were out and a drain grate damaged.
- The pool resurface was tabled. Cheryl will check her records to see if there is a warranty.
- Management was asked to get an estimate on resurfacing the pool.
- ***Cheryl motioned and Linda second the motion for Larry and Gary to paint the pavilion floor, not to exceed \$3000. Wayne, Winston, and Gina approved. John did not approve. The motion passed.***

#### **New Business**

- Management was asked to secure Majestic Janitorial for 2 cleanings per week starting Friday 4/21/23.

#### **Open Floor**

- A homeowner reported that there are several street lights on Satinwood Circle that are obstructed with trees. The homeowner will forward to management the meter numbers and closest addresses so that the lights can be reported.

The meeting was adjourned at 8:19 pm by Cheryl.

The next meeting will be held on Monday, April 10<sup>th</sup>, 2023, at 7:00 pm.