

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS MEETING  
CYPRESS SPRINGS OWNERS' ASSOCIATION.  
May 8<sup>th</sup>, 2023

The May 8th, 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, 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 April 10<sup>th</sup>, 2023 Board of Directors meeting minutes by Gina and Linda second the motion. All were in favor and the motion passed.*

**OCSO Report:**

Rida Langley with OCSO was present and gave the quarterly report. The off-duty patrol logged 20 hours in April. Rida informed the Board that not all services receive a ticket or get recorded. Crime at the school is down and this is on the HOA "rolls". The off-duty patrol has been following up on HOA issues such as parking violations.

- A homeowner was informed that there is no limit as to the number of vehicles permitted to park in a driveway or street if they do not block the sidewalk.
- Rida informed the members present that OCSO has no jurisdiction regarding vehicles that block mailboxes.
- A homeowner asked for more presence during school hours when children are crossing the 4-way stop.
- OCSO has no jurisdiction regarding vehicles parking in the clubhouse parking area as it is considered private.
- Covered vehicles can be parked on the County streets.
- Rida suggested the HOA invite their community officer to the next meeting to discuss Trespassing.

**Treasurer's Report:**

- Winston gave the Treasurer's report for April 2023.
- Winston informed the Board that the HOA was approximately \$6000 under budget.
- Winston informed the Board that he needed approved proposals for the pool maintenance items. Management was asked to obtain proposals for pool resurfacing.

**Committee Reports:**

**Landscape report** was given by Winston.

- Annuals have been installed.
- The HOA is waiting on one tree from Juniper.
- *Cheryl motioned and Linda second the motion to approve up to \$3000 to remove 5 diseased pine trees. All in favor and the motion passed.*

**Maintenance report** was given by Larry.

- Larry advised the "Push to Exit" button was broken, and he temporarily fixed it.

- Management was asked to contact Lane Electronics and obtain an estimate to change the “Push to Exit” to a swipe out mechanism or a cover for the current button or to move the button farther away from the gate entrance.
- Larry asked the Board to replace the small residential float in the pump house as he thinks that it is not working properly, and this is why the pool is over filling. Management was asked to contact Gilman Pools to obtain an estimate.
- The streetlights at the front entrance by Dean Road are still out. Duke Energy is running new lines.
- Larry will need under \$500 to replace 2 benches.
- Larry and Jen will co-chair the “Camera Committee”. Management will ask Lane Electronics to set up a time to meet with them to learn how to pull footage.
- Alex will send the proposal to paint the pavilion floor. He verbally gave a 5-year warranty.

**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.

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

- The Management report for May 2023 was provided in the Board packets.
- A collection report for May 2023 was provided in the Board packets.
- A violation report for May 2023 was provided in the Board packets.
- Management was asked to contact the attorney regarding the two pending legal matters.

**Old Business**

- Pool Maintenance was previously discussed.
- The Pavilion Floor was previously discussed.

**New Business**

- Eagles Glen signage was discussed. A homeowner will solicit the proper signatures to obtain “No Parking Signs” from Orange County. He will also purchase a new “No Soliciting Sign” for the entrance and the HOA will reimburse him.
- The Board discussed upgrading two cameras. This item was tabled.
- Pool attendants from Last Chance Enterprises will begin their summer shifts starting May 26<sup>th</sup>, 2023, from 11 am until 7pm. Roving patrol was declined at this time.

**Open Floor**

- Management was asked to report a business running out of a home on Branchwater Trail.

The meeting was adjourned at 8:23 pm by Cheryl.

The next meeting will be held on Monday, June 12th, 2023, at 7:00 pm.