

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS MEETING  
CYPRESS SPRINGS OWNERS' ASSOCIATION.  
November 13th, 2023

The November 13<sup>th</sup>, 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. Linda Mitchell and Winston Cooke present. John Passarella 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 October 9<sup>th</sup>, 2023, Board of Directors meeting minutes by Gina and Winston second the motion. All were in favor and the motion passed.*

*A motion was made to accept the October 9<sup>th</sup>, 2023, Annual Meeting Minutes by Cheryl and Linda second the motion. All were in favor and the motion passed.*

**Treasurer's Report:**

- Winston gave the Treasurer's Report and advised the HOA is approximately \$16,000 over budget but this was expected. The overage is due to the deposit on the pool resurface.

**Committee Reports:**

**Landscape report** was given by Winston.

- Winston motioned and Gina second the motion to accept the annual mulch replenishment proposal from Juniper Landscape not to exceed \$24,000. All in favor and the motion passed.

**Maintenance report** was given by Larry.

- Larry advised that the maintenance team fixed 6 steps. They capped the sprinkler underneath the steps.
- There is a leak in the men's bathroom under the sink.
- The pool resurface and filtration system projects are underway. Larry does not want a new DE system. He would prefer to accept Gilman's proposal of approximately \$14,000 to do a revamp of the existing system.
- Larry indicated the valves are too high.
- Tom, Mike and Larry fixed one of the lids.

**ARB report** was given by Cheryl.

- An ARB report was provided in the Board packets.
- *Cheryl motioned and Wayne second the motion to officially include the following members into the ARB committee: Cheryl, Justin and Jonathan. All in favor and the motion passed.*

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

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

#### **Old Business**

- Pool Maintenance was discussed.
- ***Cheryl motioned to accept the Theissen Brothers proposal for \$67,000 to replace the DE filtration system. There was no second and the motion did not pass.***
- Cheryl withdrew her motion and tabled the discussion regarding the filtration system pending further discussions with Theissen Brothers and Gilman Pools.
- The management was asked to set up a meeting with Ben with Gilman Pools, Jennifer, Gina and Justin.

#### **New Business**

- Holiday decorating was discussed. Management was asked to email volunteers. Decorating will be 10 am on Saturday, December 2<sup>nd</sup>, 2023.

#### **Open Floor**

- A homeowner asked the Board who was the Board representative for Eagles Glen. Management advised that there were 7 Board members and vacancies for non-represented neighborhoods were filled by Board members from other neighborhoods.
- A homeowner asked about mowing around the ponds again. Management advised that this is Orange County responsibility, and she would report it again.

The meeting was adjourned at 7:19 pm by Cheryl.

The next meeting will be held on Monday, December 11<sup>th</sup>, 2023, at 7:00 pm.