

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS MEETING  
CYPRESS SPRINGS OWNERS' ASSOCIATION.  
October 9, 2023

The October 9<sup>th</sup>, 2023, Board of Directors and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:07 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, John Passarella, Jennifer Sheehan, Wayne Hunte. Linda Mitchell and Winston Cooke 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 September 11<sup>th</sup>, 2023, Board of Directors meeting minutes by Gina and Jennifer 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 \$4400 under budget.
- The Board was presented with the 2024 Proposed Budget. Management advised the proposed budget was mailed to all homeowners with at least 14 days' notice.
- Winston advised the Quarterly assessments will increase in 2024. The Single-Family Homes will be assessed \$161.60 per quarter and the Townhomes will be assessed \$99.75 per quarter.
- *Cheryl motioned and Linda second the motion to accept the 2024 proposed budget as presented. All in favor and the motion carried.*
- Cheryl and Linda signed the resolution to approve the budget and authorized the management company to mail assessment coupons, budget, and payment options.

**Committee Reports:**

**Landscape report** was given by Gina and Winston

- The annual change out will be white dusty miller and red petunias.

**Maintenance report** was given by Larry.

- Larry requested that the Board revisit the possibility of placing a camera in the parking lot.
- Larry was advised that the vandals did pay for the light pole by the playground and Smithson Electric was already authorized to replace the pole and light.

**ARB report** was given by Cheryl.

- An ARB report was provided in the Board packets.
- Cheryl asked the Board to look at a request for an enclosed porch on Brandy Mill. The homeowner was present and met with the ARB committee. After providing surveys, drawings and permits, the ARB was approved. Management was asked to send the approval letter.

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

- The Management report for October 2023 was provided in the Board packets.
- A legal update was not provided as it is quarterly.
- A collection report for October 2023 was provided in the Board packets.
- A violation report for October 2023 was provided in the Board packets.
- Management advised that the vandals did send a check for the light pole replacement.
- The Board was presented with a Resolution for the creation of a Compliance Committee. ***Cheryl motioned and Gina second the motion to approve the Resolution for Compliance Committee. All in favor and the motion passed.***
- Management advised there is a non-Jury Trial date set for November regarding the hurricane shutter matter on Branchwater Trail.

### **Old Business**

- Pool Maintenance was discussed.
- Cheryl explained why the pool had been closed. The Board has narrowed the proposals to two vendors: Southeast Pools and Theisen Brothers.
- ***Cheryl motioned and Jennifer second the motion to accept the proposal from Theissen Brothers to resurface the pool, with pebble finish and new lights and lanes. All in favor and the motion passed.***
- The filtration proposal was tabled pending discussions with Gilman Pools and comparisons of a DE system verses a sand or glass filtration system.
- Management was asked to contact Gilman Pools to ask their opinion on what the pump and filtration system needs. The Board decided that Gilman Pools will still be their pool maintenance company.

### **New Business**

- No new business

### **Open Floor**

- A homeowner asked the Board if they could apply a concrete epoxy floor, like the pavilion floor, to their driveway. This was discussed but not approved.
- A homeowner at Satinwood Circle complained again about mowing behind his home. He feels the County is neglecting this area and Juniper Landscape is not doing it consistently.

The meeting was adjourned at 8:27 by Wayne.

The next meeting will be held on Monday, November 13<sup>th</sup>, 2023, at 7:00 pm.