

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
April 8, 2024

The April 8th, 2024, Board of Directors and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:06 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, John Passarella, Linda Mitchell, Wayne Hunte 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 Meeting was signed by Cheryl Hoover, President.

MINUTES APPROVAL

A motion was made to accept the March 11th, 2024, Board of Directors meeting minutes by Jen and Gina second the motion. All in favor and the motion passed.

OCSO Report

- Officer Barton represented the off-duty OSCO team and provided a report. There were no incidents to report. They were checking on several issues reported by management.

Treasurer's Report:

- Winston gave the Treasurer's Report and advised the 2023 audit was complete.
- HOA is approximately \$26,000 under budget but this will change as the year progresses.
- Winston advised the board that the earned interest on the two CD's is possibly taxable.
- Management asked if the pavilion attendants will be coming back this Summer and was advised that they would be.

Committee Reports:

Landscape report was given by Winston.

- Annuals are not in yet but Dusty Miller still looks nice.

Maintenance report was given by Larry.

- Larry is still unhappy about the vendor that was chosen to resurface and upgrade the filtration at the pool. He asked for an apology because he feels he was blamed for Southeast Pools not getting the bid. Cheryl apologized on behalf of the Board and Management.
- The maintenance team fixed the pump station issue on Cypress Springs Parkway.
- The maintenance team fixed and cleaned the grating on the pool deck.

ARB report was given by Cheryl.

- An ARB report was provided in the Board packets.
- Cheryl addressed the Board regarding a request for the HOA to replace the wooden fence behind 8 houses on Blue Fox. The homeowner stated a previous board in 1990 placed the fence to be a buffer between Water Hyacinth and Blue Fox. The Board advised that this would have been a developer issue in 1990 and the homes and subsequent fences are now the homeowner's responsibility.

Manager's Report was given by Lynn.

- The Management report for April 2024 was provided in the Board packets.
- A collection report for April 2024 was provided in the Board packets which indicates approximately \$17,000 in homeowner collections.
- A violation report for April 2024 was provided in the Board packets.
- Management advised that the legal matter regarding the commercial build on Dean Road had an offer. The legal fees accumulated were approximately 8,000 and the offer was \$2,000. Cheryl and Lynn participated in a call with the attorney and offered to settle the case for a range of \$7,000 to \$8,000 in attorneys' fees and the HOA would accept payments.
- Management advised there was no movement on the hurricane shutter matter. The HOA's attorneys are waiting on communication from the opposing counsel as to reasonable attorney's fees due.
- Management advised that an email blast regarding the need for cleaning of roofs and mailboxes will be going out via email blast.
- A discussion about what constituted a commercial vehicle according to the County insured. John advised a commercial vehicle is anything over 10,000 pounds.

Old Business

- Management advised Lane Electronics is ready to install the new cameras but the camera for license plate reading has not been received.
- Theissen Pools advised the pump is delayed. The newly anticipated opening date is May 1, 2024. This is to allow time to refill the water and balance the chemicals.
- Management advised that per the contractor, Prime Construction, the meter at Deer Lakes does not need to be moved.

New Business

- The Board discussed short-term rentals. Management advised that upon checking with Zoning, the HOA is not permitted to have short term rentals. The County only allows for 6 months or longer rentals. It is the Board's intention to continue as they have for many years, to not allow short term rentals. This item will be added to the document revamping list.
- ***Cheryl motioned and Linda second the motion to continue limiting rentals to one year or longer. All in favor and the motion passed.***

Open Floor

- A homeowner on Satinwood complained about the mowing around the pond on Satinwood. Winston advised that he disagreed with the homeowner as Juniper Landscaping has mowed it as close as they can.
- A homeowner asked management to change their violation to their neighbors address.
- A homeowner advised that she wrote to the County regarding the widening of Dean Road and the need for bike lanes.

The meeting was adjourned at 7:58pm by Cheryl.

The next meeting will be held on Monday, May 13th, 2024, at 7:00 pm.