

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
August 12th, 2024

The August 12th, 2024, Board of Directors and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:02 PM by President Jose Vicente. 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 Jennifer Sheehan, Linda Mitchell, Gina Dreistadt 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 Jose Vicente, President.

MINUTES APPROVAL

Gina motioned and Linda second the motion to accept the July 8th, 2024, Board of Directors meeting minutes as published. All in favor and the motion passed.

Jennifer motioned and Wayne second the motion to accept the minutes of the July 19th, 2024 Special Meeting of the Board of Directors Meeting as published. All in favor and the motion passed.

The OCSO Report was given by Jose.

- There was no parking violations issued.
- Area checks of the neighborhoods
- Relocation of AT & T Truck
- Helped a homeowner look for a loose dog.

Treasurer's Report:

- Winston gave the Treasurer's Report, and the HOA is approximately \$54,000 over budget. This is due to the pool filtration and resurfacing work as well as legal matters.
- The July Financials were approved as published by Winston.

Committee Reports:

Landscape report was given by Winston.

- Cypress Green will get some perennials. The front entrance will be the only location with annuals.
- ***Winston motioned and Gina second the motion to accept the 3% increase from Juniper Landscape. All in favor and the motion passed.***

Maintenance report was given by Larry.

- Doc Watts' proposal for the fans was discussed. Management provided the Board with a proposal from Doc Watts for \$1575 to remove 6 fans and install 6 customer supplied fans. Larry and Winston will go to Dan's Fans to see about options to replace the noisy fans.
- Larry and Gary will replace the broken boards on the pavilion deck.
- Larry mentioned that the Majestic Janitorial was not doing a good job. The management was asked to request proposals for another Janitorial company.

- Larry and Tom fixed the autofill on the pool.
- Larry is not happy with Last Chance Enterprises pool attendants. He felt they should not use the ceiling fans while on duty and was not happy the attendant went to lunch. He feels the attendants are not needed.
- Larry would like a phone installed at the pool.
- The management was asked to get Sam to trim the 4 ligustrum trees around the pool.
- Management was asked to communicate with Juniper Landscaping to pick up the pine needles around the fence of the tennis court.

ARB report was given by Jennifer

- An ARB report was provided in the Board packets. The issue on Sienna was resolved by Justin and the homeowner. The homeowner decided he does not want rocks and has come up with a compromising solution to the landscape issue.

Manager's Report was given by Lynn.

- The quarterly Legal Report was not provided by Martel and Ozim
- The Management report for August 2024 was provided in the Board packets.
- A collection report for August 2024 was provided in the Board packets.
- A violation report for August 2024 was provided in the Board packets.
- The violation at Satinwood Circle was discussed again. The homeowner has been evading the process server. Management reported to code enforcement and followed up with the association's attorney. Management was asked to contact the County Commissioner for any help. The attorney has advised that the HOA cannot trespass and complete the lawn maintenance needed.

Old Business

- Management was asked to forward Gilman Pools reports to Larry.
- Management will advise Last Chance Enterprises that if a homeowner approaches the pool gate and their card is not working, they are not to be given access.
- Management was asked to request Martel and Ozim to draft a rule or resolution that would restrict homeowners from bringing more than 4 guests with them to the pool.
- Short-term rentals were discussed. **This item was tabled.**
- Document amendment regarding quorum as discussed. **This item was tabled until January 2025.**
- Management advised the Board that the Board Certification class was cancelled. Martel and Ozim will advise when it is rescheduled.

New Business

- Last Chance Enterprises will remain on property for Friday's, Saturdays and Sundays and holidays through October 1st, 2024. They will then be utilized for pavilion rentals only.

Open Floor

- Larry asked if the HOA would pay for a dumpster to clean a yard on Satinwood. The Board declined.
- A homeowner asked if an email blast could be sent regarding the need for homeowners to pressure wash the sidewalks in front of their home. Gina will do a walkthrough and advise of any common areas that the HOA needs to have pressure washed.
- Gina will work on gaining proposals for pickle ball or restriping the tennis. The meeting was adjourned at 8:29 by Winston

The next meeting will be held on Monday, September 9th, 2024, at 7:00 pm.