

MINUTES OF THE JOINT BOARD OF DIRECTORS
BUDGET and ARB MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
December 9th, 2024

The December 9th, 2024, Board of Directors, Budget and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:02 PM by President, Jennifer Sheehan. 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 Gina Dreistadt, Winston Cooke, Jose Vicente, Wayne Hunte, Linda Mitchell and John Passarella present. None were absent. The management company was represented by Lynn Edwards of Home River Group.

The Proof of Notice for the Budget, ARB and Board of Directors Meeting was signed by Jennifer Sheehan, President.

MINUTES APPROVAL

Jose 'motioned and Gina second the motion to accept the November 11th, 2024, Board of Directors meeting minutes as published. All in favor and the motion passed.

The OCSO Report was given by Deputy Graham

- Several parking tickets were issued.
- Larry reported another deer had been shot and reported to OSCO
- The Board was advised that it is permissible to post pictures of juveniles that trespass and ask for information from the community as to their identity.
- Jennifer asked about the options for the crossing guards to park by the 4-way stop. They are not permitted to park in the grass or in the bike lane.

Tina Pun with Unlimited Restoration, Inc addressed the Board regarding the submitted proposal of \$19,054 for pavilion decking and stairs repair.

- She stated no permit was needed.
- Tina will set up a meeting with maintenance and her engineer.

Treasurer's Report: Winston

- The HOA is approximately \$40,000 over budget.
- November Financials are approved pending a Journal Entry.

Committee Reports:

Landscape report was given by Winston.

- ***Winston motioned and Gina second the motion to approve the \$7286.75 Juniper proposal for the southeast corner of the pool enhancement. Jose opposed. All others approved and the motion passed.***
- ***Winston motioned and Linda second the motion to approve the Juniper proposal for \$4686 for mulch for the playground and 4-way stop as well as plants for the 4-way stop area. All in favor and the motion passed.***
- ***Winston motioned and Jennier second the motion to approve the Affordable Tree proposal of \$400 to remove the falling pine tree on the corner of Water Hyacinth and Cypress Springs Parkway.***

Maintenance report was given by Larry.

- The Christmas lights are up and running.
- A deer was shot and maintenance removed it and reported it to OCSO.
- The breaker box at the tennis courts is now locked.
- Somebody is trapping squirrels.
- Alex addressed the board regarding the \$50,000 proposal for the repair of the pavilion deck and stairs. He stated no permits are needed. The proposal is only an estimate, and he estimated high. He stated that no permit is needed.

ARB report was given by Jennifer & Justin

- An ARB report was provided in the Board packets.
- All ARB requests have been processed.

Manager's Report was given by Lynn.

- The quarterly Legal Report from Martel and Ozim was provided to the Board.
- The Management report for December 2024 was provided in the Board packets.
- A collection report showing \$13,078.75 for December was provided in the Board packets. An Intent to Lien report for \$983.52 was provided in the Board packets.
- A violation report for December 2024 was provided in the Board packets.
- Management advised that the home on Satinwood did not respond to the attorney's mediation request. The matter will now move forward with the attorney.
- Management advised that mediation is scheduled for the appealed matter regarding the commercial build on Dean Road.
- The coupon booklets, 2025 Budget and letter were mailed to homeowners on 12/4/24.

Old Business

- Short-term rentals were discussed. **This item was tabled.**
- Document amendment regarding quorum as discussed. **This item was tabled.**
- The Hurricane shutter rule **was tabled until January 2025.**
- The contractor for the pavilion stairs was discussed previously. Management provided the Board with a proposal from Vice painting of \$45,095 for the pavilion floor repairs.
- Board certifications were discussed. Linda and Winston need to complete the course. Winston is registered for the 12/10/24 course. Linda was given the information and will try to register and complete the course on 12/10/24.

New Business

- The Corporate Transparency Act was discussed. The bill states that HOA Board members must submit their beneficial ownership information to the Financial Crimes Enforcement Network. The deadline is December 31, 2024. Home River Group can facilitate the filing if the Board opts in. There is a fee for this service. ***Winston motioned and Linda second the motion to opt in to the Home River Group service to facilitate the reporting requirements for the Board of Directors. All in favor and the motion passed.***
- Management provided a proposal from Shamrock Roofing for \$15,000 to repair and \$95,000 to replace the pavilion roof. Gina is going to get another proposal from Winter Park Roofing.
- Management provided the Board with the Sihle Insurance proposal for 2025. The proposal included the 1million umbrella option as opposed to the 5-million umbrella option. ***Winston motioned and Linda seconded the motion to give permission to Lynn***

Edwards, Management to sign and bind the 2025 proposal from Sihle. All in favor and the motion passed.

Open Floor

- Bob asked the Board to consider joining Cypress Springs II and build a separate pickle ball court. He also suggested scheduling different days and times for tennis players and pickle ball players to share the existing tennis courts. Winston added there was no budget to add a pickle ball court. Bob will get proposals, and Larry wants to paint the lines on the existing courts.
- A homeowner asked how to obtain ARB approval.
- A homeowner asked if the deck stairs could be covered as they get extremely hot in the Summer.
-

The meeting was adjourned at 8:50 by Jennifer.

The next meeting will be held on Monday, January 13, 2025, at 7:00 pm.