

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS MEETING  
CYPRESS SPRINGS OWNERS' ASSOCIATION.  
January 8<sup>th</sup>, 2024

The December 11, 2023, Board of Directors and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:00 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 and Winston Cooke present. Wayne Hunte 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 December 11<sup>th</sup>, 2023, Board of Directors meeting minutes by Winston and Linda second the motion. All were in favor and the motion passed.*

**OCSO Report**

Cheryl provided the OSCO report in Rida's absence.

- There were 3 traffic stops. There were 2 courtesy parking citations. The off-duty patrol checked on the home on Satinwood as requested. Several residents asked about parking and speeding concerns during the holiday break.

**Treasurer's Report:**

- Winston gave the Treasurer's Report and advised the HOA is approximately \$35,000 over budget.
- Assessments increased 5%, which is the amount allowed in HOA documents. It will possibly increase next year also.
- *Winston motioned and Cheryl second the motion to approve the Lane Electronics proposal not to exceed \$6000 for two cameras in the parking lot. All in favor and the motion passed.*
- Management was asked to contact Lane Electronics and set up a meeting with Larry, Gina and Winston to finalize the installation.

**Committee Reports:**

**Landscape report** was given by Winston.

- Annuals will be installed April 1<sup>st</sup>, 2024.
- *Winston motioned and Gina second the motion to approve the Juniper Landscape proposal for \$3295 to trim the crepe myrtles in early February. All in favor and the motion passed.*

**Maintenance report** was given by Larry.

- Larry advised he reset the lights at the main entrance.
- Larry advised he reset the fountain twice.
- Larry advised there were fireworks and parties at the clubhouse and parking lot on 12/10/23. OCSO arrived but did nothing.

- Management was asked to secure Last Chance Enterprises for holiday patrol to include observe and report only.
- Larry was asked to sign off on all orders and proposals and he should check his email regularly.

**ARB report** was given by Cheryl.

- An ARB report was provided in the Board packets.
- The ARB committee reported that most requests were for roofs.

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

- The Management report for January 2024 was provided in the Board packets.
- A legal update was provided.
- A collection report for January 2024 was provided in the Board packets.
- A violation report for January 2024 was provided in the Board packets.
- Management advised that the trial regarding hurricane shutters was set for the end of February 2024.
- Management advised the Board that the legal matter regarding the commercial property on Dean Road was settled in favor of the HOA, but the opposing side asked the judge for reconsideration.

### **Old Business**

- Revamp of the HOA documents were tabled.

### **New Business**

- Management advised the 2024 insurance policies were issued. Winston and Lynn met with Sihle and adjusted a few matters on the liability.
- ***Gina motioned and Cheryl second the motion to approve the BPW Pressure washing proposal for \$1391. All in favor and the motion passed.***
- The front entrance and all neighborhood monument signs were undecorated by Gina, Larry, Winston, Lynn and volunteers.
- Jonathan asked about the tree on Satinwood that is blocking the streetlight. He received a proposal for \$1600. Sam met with Winston and Gina and said he could trim the limbs for \$450. Management advised she sent violations to the homeowners and let OCSO know to keep an eye on the homes in that area.

### **Open Floor**

- Management was asked about the pool resurface and filtration installation. Theissen Brothers is now saying they will start on January 15th, 2024. They have applied for permits and ordered the equipment needed.
- Alex advised the board that the County is working on the lift station at Deer Lakes. The electric box must be relocated off of County Property and onto HOA property. Management contacted Duke Energy and provided the necessary surveys. Smithson Electric was also contacted to give a proposal to reconnect the electric once moved. Management set up a meeting with the contractor and Alex to fix the affected irrigation. Management set up a meeting with Larry and Duke Energy to coordinate the box relocation.

The meeting was adjourned at 8:07 by Winston.

The next meeting will be held on Monday, February 12<sup>th</sup>, 2024 at 7:00 pm.