

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

The July 8th, 2024, Board of Directors and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:00 PM by Vice President Gina Dreistadt. 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. Cheryl Hoover, Wayne Hunte and John Passarella 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 Gina Dreistadt, Vice-President.

MINUTES APPROVAL

A motion was made to accept the June 10th, 2024, Board of Directors meeting minutes as published by Jen and Winston second the motion. All in favor and the motion passed.

The OCSO Report was given by Lynn.

- There were two parking tickets issued.

Treasurer's Report:

- Winston gave the Treasurer's Report, and the HOA is approximately \$29,000 over budget. This is due to the pool filtration and resurfacing work.
- The June 2024 Financials were tabled until July 15, 2024.
- Winston advised the Board that the assessments increased in 2024 and will possibly increase in 2025. This is to bring the reserve accounts to a comfortable level.

Committee Reports:

Landscape report was given by Winston.

- Winston asked management to call Sam with Affordable Trees to check on two trees by the pump station on Cypress Springs Parkway that may need to be removed.
- Annuals will be changed out in November.
- Juniper Landscape has informed the HOA that they will raise their monthly fees by 3% starting in October 2024. This is contractual.

Maintenance report was given by Larry.

- Larry asked management to contact Doc Watts to balance the fans in the clubhouse.
- Maintenance filled in holes around the planter boxes and also worked on replacing some of the rotten wood on the clubhouse steps.
- The Fourth of July holiday did not produce firework debris this year. This is due to Orange County Sheriff off duty patrol sitting in the parking lot.
- Winston asked Tom to place tiles under the water fountain to allow for better drainage.

ARB report was given by Jennifer and Justin

- An ARB report was provided in the Board packets.

- A homeowner requested approval to place a playstructure in their back yard. Justin advised the ARB would be denied. Management advised the homeowner that they would need approval from the neighbors.
- Justin advised the pond around Satinwood Circle was not mowed by Orange County or Juniper Landscape.
- Management was asked to obtain some common criteria as to what materials, colors and design of hurricane shutters and hurricane protection strategies other HOA's are approving.

Manager's Report was given by Lynn.

- The quarterly Legal Report was not provided by Martel and Ozim
- The Management report for July 2024 was provided in the Board packets.
- A collection report for July 2024 was provided in the Board packets.
- A violation report for July 2024 was provided in the Board packets.
- The violation on Satinwood Circle was discussed. The homeowner has been evading the process server. Management will report to code enforcement and follow up with the associations attorney.

Old Business

- Management advised the board that Theissen Brothers had completed their final inspections, and the final invoice was paid. Gilman Pools is now responsible for maintenance and upkeep. Gilman installed one sign and one sign is still on backorder.
- Document amendment regarding quorum as discussed. Management advised that this amendment should be the next item of business for the Board. The meeting must be noticed 14 days prior to the meeting and would require a quorum of the membership. Martel and Ozim have already prepared the initial documentation and proxy. **This item was tabled.**
- Short-term rentals were discussed. **This item was tabled.**

New Business

- Management provided the Board with an updated Clubhouse/Pavilion Agreement and checklist. ***Jen motioned and Winston second the motion to approve the updated Clubhouse/Pavilion Agreement and checklist. All in favor and the motion passed.***
- Management advised the Board that Majestic Janitorial requested an increase from \$100 to \$150 per cleaning. They are also charging an additional \$100 per cleaning for pavilion rental clean up. They are also charging \$50 per bag of garbage for pavilion rental clean up and garbage removal.
- Management advised the Board that she will let them know when the next Board Certification Course will be offered by the HOA's attorney.

Open Floor

- A homeowner complained about the pool tiles needing cleaning.
- A homeowner complained about an address on Satinwood Circle that was dangerous due to overgrown weeds, plants bushes and shrubs.
- A homeowner complained that the Board did not reach a quorum with 4 Board members present.
- A homeowner inquired about installing more benches on Cypress Pavilion Parkway.

The meeting was adjourned at 7:56 pm by Gina

The next meeting will be held on Monday, August 12th, 2024, at 7:00 pm.