

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
June 10, 2024

The June 10, 2024, Board of Directors and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:02 PM by Treasurer Winston Cook. 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, John Passarella, Linda Mitchell, Wayne Hunte and Winston Cooke present. Cheryl Hoover and Gina Dreistadt 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 Winston Cook, Treasurer.

MINUTES APPROVAL

A motion was made to accept the May 13th, 2024, Board of Directors meeting minutes as published by Jen and John second the motion. All in favor and the motion passed.

The OCSO Report was given by Lynn.

- There were three traffic stops.

Treasurer's Report:

- Winston gave the Treasurer's Report, and the HOA is approximately \$33,000 under budget. Winston reminded the Board that the pool filtration and resurface final invoices were not paid yet.
- Winston approved the final invoices to be paid to Theisen Brothers.
- The May 2024 Financials were tabled until June 15, 2024.

Committee Reports:

Landscape report was given by Winston.

- Nothing to report
- A homeowner requested 2 benches on Cypress Pavilion Parkway. Larry and the maintenance team will get pricing.

Maintenance report was given by Larry.

- The pool is open. Larry and Tom cleaned and placed pool furniture.
- Larry reported the water level was low due to Gilman not turning on the autofill.
- Larry reported the chlorine level was low. Tom and Lynn added 3 2.5 gallons of liquid chlorine over the weekend to balance the chemicals.
- Larry is upset about the pool attendant and reported several issues.
- Management was asked to set up a meeting with Last Chance Enterprises and Winston.
- Larry would like the attendant to be a certified lifeguard.
- Management was asked to inquire about who rented the pavilion Saturday and Sunday and to hold the deposits until the matter of excessive trash and other issues was addressed.
- Winston informed the Board that Gilman was only contracted for Monday through Friday for extra cleaning and reports to Management every Thursday. Starting in July, Gilman will go back to Monday, Wednesday and Friday cleaning of the pool.

ARB report was given by Jennifer.

- An ARB report was provided in the Board packets.
- The artificial turn was received, and the ARB committee reiterated that it was denied due to the upkeep and smell and look.

Manager's Report was given by Lynn.

- The quarterly Legal Report was provided by Martel and Ozim. Management will correspond with the attorney regarding all matters.
- Martel and Ozim provided a settlement offer from the Commercial Build matter regarding the attorney fees. The Board discussed several settlement avenues. ***John motioned and Wayne second the motion to offer a \$3,000 lump sum payment and 6 monthly payments of approximately \$705.00. Remedies would be in place for default or bankruptcy. All in favor and the motion passed.***
- The Management report for June 2024 was provided in the Board packets.
- A collection report for June 2024 was provided in the Board packets.
- A violation report for June 2024 was provided in the Board packets.
- Management addressed several legal issues with the Board pertaining to the Bill which goes into effect July 1, 2024. The Board decided to follow the recommendations of Martel and Ozim and will comply with all requirements.
- Management advised the Board that Martel and Ozim provided a preliminary draft of documents regarding their request to change the percentage needed for quorum of membership from 75% to 10%. **This item was tabled.**
- Martel and Ozim informed the HOA of an increase in their hourly rate. Effective 8/1/24, the rate of \$250 per hour will increase to \$280 per hour.

Old Business

- Pool resurfacing and filtration were previously discussed.
- Short-term rentals were previously discussed. **This item was tabled.**

New Business

None

Open Floor

- A homeowner inquired about 10636 Satinwood Circle again and was advised again that the address was already at the attorney level and pending mediation. The home was reported as vacant and now the process server and attorney have a private investigator looking for him. A homeowner asked if they could volunteer to help the owner out and just trim and edge. Management will inquire of the attorney.
- Management was asked to contact Last Chance Enterprises regarding the problems with the pool and pavilion rentals over the weekend. The music and boom boxes, attendant not restricting entrances, glass at the pool, excessive garbage from pavilion rentals and the attendant was on his phone rather than paying attention.

The meeting was adjourned at 8:11 pm by Winston

The next meeting will be held on Monday, July 8th, 2024, at 7:00 pm.