

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS MEETING  
CYPRESS SPRINGS OWNERS' ASSOCIATION.  
March 11, 2024

The March 11<sup>th</sup>, 2024, Board of Directors and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:06 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, Wayne Hunte 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 Cheryl Hoover, President.

**MINUTES APPROVAL**

*A motion was made to accept the February 12<sup>th</sup>, 2024, Board of Directors meeting minutes by John and Gina second the motion. All in favor and the motion passed.*

OCSO Report

- Cheryl advised the Board that Rida with the OSCO did not provide a report.

Treasurer's Report:

- Winston gave the Treasurer's Report and advised the HOA is approximately \$11,400 under budget.

**Committee Reports:**

Landscape report was given by Winston.

- Annuals will be installed April 1<sup>st</sup>, 2024.
- The entrance to Brandy Mill is getting some new landscaping.

Maintenance report was given by Larry.

- Larry advised the pavilion floor has been cleaned.
- The maintenance committee fixed the planter box.
- Larry is unhappy with the progress on the pool renovation. He stated his concerns about the length of time the project is taking and the cost of the electric proposal from Smithson.
- Management was asked to contact Smithson and Theisen Brothers to see if they can get the proposal for the electricity before the equipment is installed.
- Management was asked to contact Theisen Brothers to inquire if the pool can be up and running with the old equipment until the new filtration system is delivered.
- Management was asked to contact the County regarding the "mess" left by Prime Construction while working on the pump station by Deer Lakes.
- Management was asked to contact Theisen Brothers regarding dumping the full dumpster.
- There are some issues with sidewalks where the concrete is rising. Jonathan will get the addresses on Satinwood and Gina will provide the addresses for the main community, so that management can report to the County.
- Larry was asked to try to fix the fountain by the pavilion.

ARB report was given by Cheryl.

- An ARB report was provided in the Board packets.

- Cheryl addressed the Board regarding a request for metal roofs, stucco and siding.
- Management was advised to communicate to homeowners that stucco and siding will require an ARB application and would be considered for approval. Stone facing would be considered but would be greatly scrutinized as there are currently no homes fully stone facing. Metal roofs are discouraged currently as there are no metal roofs in the community currently.
- Several homeowners expressed concern over the noise, aesthetics, and neighbor issues of metal roofs.
- Management was asked to check with the State of Florida and other HOA rules regarding metal roofs.
- A home on Water Hyacinth submitted an ARB for a fence. The ARB committee looked at the plans and denied the request due to minimum setbacks.

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

- The Management report for March 2024 was provided in the Board packets.
- A collection report for March 2024 was provided in the Board packets.
- A violation report for March 2024 was provided in the Board packets.
- Management advised that the trial regarding hurricane shutters ended with the judge ruling in favor of the Prosecution. The HOA will not be able to enforce the hurricane shutter rule on this home due to the amount of time the owners have owned the home.
- Management advised that collections were approved per HOA documents.
- The HOA's attorney asked management to present a collection matter and approve a settlement offer. The homeowner requests to pay only past-due assessments and not attorney fees or late or delinquent fees. The Board approved a 24-month plan where monthly payments are made plus current quarterly assessments if the entire amount, including attorney fees is paid in full.
- Violations were discussed. Management was asked to forward to the Board what the documents say about the cutting down of trees as well as satellite dishes.

**Old Business**

- Revamp of HOA documents discussed.
- The Rules and Regulations meeting or document revamp list includes : Antennas, Signs, rentals, painting colors, parking, commercial parking, roofs, trees, flags Holiday lights and LED lights.
- Management was asked to check the proposal for parking lot cameras to make sure it was for two cameras. One camera needs to be able to read license plates.

**New Business**

- The Board discussed the proposal from the Boy Scouts regarding soliciting homeowners to place a flag six times a year in their easement. After discussion, the Board as well as homeowners in attendance decided not to allow this solicitation.

**Open Floor**

- Management was asked to contact Rida with OCSO to patrol Satinwood Circle more often.
- Bob was authorized to purchase a push broom for the tennis court.
- Larry and Gary were asked to fix the fence at the tennis court.

The meeting was adjourned at 8:25 by Cheryl.

The next meeting will be held on Monday, April 8<sup>th</sup>, 2024, at 7:00 pm.